

REVIEW OF
AGRICULTURAL
AND
NATURAL RESOURCES

NEW YORK STATE

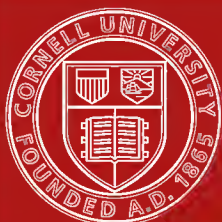
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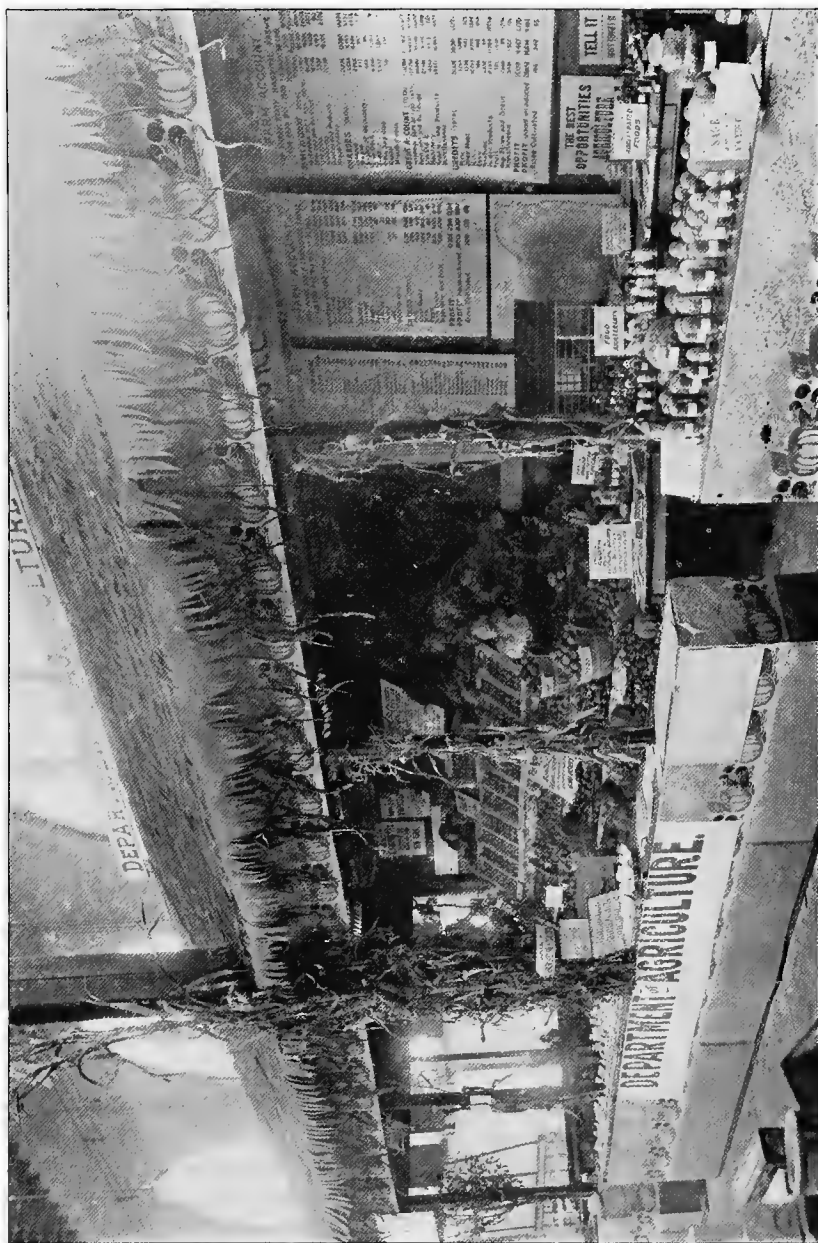


FIG. 33.—New York State Exhibit at the 1911 State Fair.

REVIEW OF

Agricultural and Natural Resources

OF

NEW YORK STATE

1912

**THE NATURAL RESOURCES ASSOCIATION
OF NEW YORK**

Compiled by
GEO. J. JONES

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PREFACE.

In the words of Mr. G. L. Flanders of the State Agricultural Department, "Whatever is in the interest of agriculture, is in the interest of the great consuming public, and the public being interested, it is justly and essentially a cause of the people and for the people and should not be neglected by the people."

With this thought in mind, this book is dedicated to the business and professional men of New York State, and other citizens, who are, or should be interested in her welfare. May the information which it contains so enlighten them that when any person shall inquire concerning her wonderful agricultural possibilities or enormous natural resources, they may be able to so reply as to convince the most doubting that New York State to-day offers more opportunities for profitable investment in agricultural lands than any other State or country.

We wish to express our special indebtedness to Mr. Raymond A. Pearson, ex-Commissioner of Agriculture; Mr. R. R. Ridell, Chief, Bureau of Farm Lands; Mr. B. F. Tolman, Director, Reference Department New York State Library.

We are also under obligations to county officers, commercial clubs, and other organizations throughout the State which have given us assistance in compiling this work.

THE NATURAL RESOURCES ASSOCIATION.

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OPINIONS OF MEN IN PUBLIC LIFE.

Governor Dix, in his message to the Assembly, Jan. 3, 1912, said in part:

“Efforts to make known the great opportunities offered by agriculture in this State should be continued and increased. It is reported that thousands of farmers are emigrating from this country. It is my firm belief that if these farmers could be correctly informed regarding the opportunities in New York State many of them would come here.”

Secretary of Agriculture Wilson says:

“Hereafter when a young man with a few hundred dollars asks my department in what section he can engage in farming to the best advantage, I shall ask that he be directed to the possibilities existing throughout New York State. There you have one of the most beautiful sections for farm operations, for homes, to be found in this great country. I am astonished; it is far beyond my understanding why the people have gone away and left these farms, these rich valleys, well timbered hills, with numberless streams of splendid water on every hand — ideal for grazing and stock raising, for the production of fruits and dairy products. You have good schools, churches, substantial towns, and intelligent people, and some of the best and largest markets of the world at your very door. Your soils are not exhausted; they are strong, and, with few exceptions, are as productive as they ever were.”

Secretary Wilson recently completed a trip through a portion of the State in an automobile and, at its conclusion, expressed his opinion of New York farm lands in the following words:

“The cheapest farm lands in the United States to-day, when nearness to good markets, price of land and all other farm conditions are considered, are east of the Alleghanies and the unused, low-priced farm lands of New York State are the best investments in America.”

In the words of Lieutenant-Governor Conway:

“When the farmer is benefited, and his wealth increased, every citizen in the State is benefited.”

INTRODUCTION.

It is our purpose in this book to give in condensed statements conditions of agriculture on New York farms as they exist to-day, with a plea for the co-operation of the business and professional men of the State to assist in bettering these conditions.

It is a fact that the business and professional men, who live in the cities and towns of New York State, and whose business is purely local, know very little about any section or locality other than their own. This has been fully realized by the Boards of Trade, Chambers of Commerce, and Industrial Clubs of the State whose members have often taken what are termed "junketing trips," so that they might become familiar with conditions as they exist generally throughout the State. But even these trips have only taken them to the cities and larger villages, and few, if any of them, get in touch with its wonderful agricultural possibilities, or learn of its enormous natural resources.

The State Agricultural Department has published many bulletins giving information along these lines; the press of the State has done its part, but that large part of the population, which lives in the cities and towns, has been indifferent to their efforts.

Knowing that this condition does exist, The Natural Resources Association of New York has been formed for the purpose of beginning a publicity movement which, it is hoped, will eventually inform this large population of the agricultural possibilities within the State. Now, let us show you what has resulted from your indifference to these conditions:

EFFECT OF INDIFFERENCE.—Forty years ago New York ranked first among the States in agricultural production, and the average value of farm land was very high. But during the first thirty years of this period agricultural lands constantly declined in value at the rate of about \$7,500,000 annually, showing a total depreciation during that time of \$182,500,000. (Report State Agricultural Department, 1906.) In another report the Commissioner of Agriculture says: "From Supervisors' reports and personal observations, we believe that there are 20,000 farms for sale in this State." What was the cause of this enormous depreciation of land value? Why this vast number of farms for sale?

These farms had brought good returns to their owners; the soil was still fertile and productive, as it is to-day; the markets of the State were growing in size and demanding more farm products than these farms could supply; the climate was favorable, and there had been no epidemic of disease to drive the people away.

Of the first thirty years of this period, it appears to have been

a question of supply and demand, or the result of changing conditions over which we could have no control. A brief review of this period, 1870 to 1900, will explain the decline in value of our farms. The relation of the agricultural production of New York to the agricultural production of the United States, together with the many inventions in agricultural implements and machinery, commands our attention at this time.

The agricultural strides in the United States in the last forty years have been something remarkable. The 1900 census reports showed that by the use of machinery the time for producing a bushel of wheat has declined from 4 hours and 34 minutes to 41 minutes, and the cost of human labor to produce this bushel from 35¾ cents to 10½ cents; that the human labor now required to produce a bushel of wheat is 10 minutes, while in 1830 it was 3 hours and 3 minutes, and that the cost of production has declined in that length of time from 17¾ cents to 3 1-3 cents, and the cost of producing a ton of hay from 83 1-3 cents to 16¼ cents. This great saving, due to improved methods and machinery, caused a saving of \$681,471,827 for the seven principal crops in the single year 1900 over the old methods.

Note at the time of this great improvement in machinery, the cheap and free land of the great West was opened for settlement. Farmers from all sections of the East and South immediately flocked there in great numbers. By the use of improved machinery large areas could be cultivated and the virgin soil produced enormous yields. This so increased the production of the United States, that the crops of the West, being so much larger, naturally made the price for the whole. For example: a bunch of horses, all of equal quality, were being sold. You own 10 and another man owns 100. The man owning the 100 would make the price for the bunch. Thus the Western farmer made the price for the farm products, and on the basis of what it cost him to produce it plus taxes and interest charges on the land. In competition, the New York farmer could not make a living profit on his high priced land, so the value was naturally forced down and down as the Western production increased year by year. These were hard years for the New York farmer, and the young men began going West. With the young men gone, the old men retired to the villages or died, and the buildings on these farms thus left unoccupied began to depreciate and farm values declined still more. Naturally there came a time when all the free land was taken up, and the Western farms began to be bought and sold and rose in value even more rapidly than New York values declined. It seems from this that prices for New York land should then have advanced.

Then came the greatest industrial era the world has ever known. Railroads were built, manufacturing plants erected, large mercantile houses were established, great municipal works were started, and the opportunity of the city was so great that the young men and women still left on New York farms, discouraged at the outlook and underpaid, flocked to the city where life was more pleasant and labor better paid. This gave New York more idle farms and values did not advance in equalization, but continued to decline.

This had the effect of forcing the price of Western land even higher than it should have gone and more rapidly. During all this time, thousands upon thousands of immigrants were flocking to our shores. Those who did not locate in our Eastern cities were taken West by the farm agent of the Western railroad. Still lower went the values of New York farms.

CONDITIONS CHANGED TO-DAY.—We have shown why these lands depreciated in value during the years 1870 to 1900. Prior to 1900 you are not in any way held to blame for these conditions, but since that time it has surely been your fault that conditions have not improved more rapidly, and you can claim no credit for such improvement as has been made.

During the past ten years Western farm land has been too high in comparison with the farm land of New York State. In studying the information which we shall now give you, certain facts must be kept in mind:

First. Agriculture in New York is in the process of adaptation to new conditions, in the course of which some farms have been abandoned so far as tilling the soil is concerned, and others have been enlarged, and, in the keen competition, some farmers have increased in prosperity while others have retrograded.

Second. The land in New York is still productive, producing more and better crops than ever before, as is clear from the fact that while in acreage New York ranks seventeenth among the States (only 69% of the total acreage of New York being improved land), in the value of farm property it ranks fourth. Again, though in the total value of its farm crops, it is surpassed by Illinois, Iowa, Ohio and Texas; in the value per acre of farm products it surpasses them, the figures being for New York, \$15.73 per acre; for Ohio, \$13.36; for Illinois, \$12.48; for Texas, \$12.25; and for Iowa, \$12.22.

Third. The great and unparalled markets of the State of New York are better than ever before.

Fourth. Experience has shown that intelligent study of the demand of the markets, and an intelligent diversification of agricultural enterprise — with due regard to the soil and competition of the Western prairies, as well as the needs of the local markets

— offer a road to prosperity for the farmers of New York. During the last ten years there has been a considerable increase in land values, an average of nearly \$8.00 per acre; but the increase in Illinois and Iowa has been out of proportion to the increase here. You have noted that the values of crops per acre of the different States are nearly equal and with New York in the lead. One would naturally expect that the values per acre of farm land would also be nearly equal. This is the case for Illinois and Iowa, but there is an emphatic discrepancy in the case of New York. Why this discrepancy? We must come to one of two conclusions: either New York land is too cheap, or Illinois and Iowa land is too high; perhaps both are true. The New York farmer has seen a change in the past few years, but he grew up in a generation of depreciation and is not going to become an optimist in a few years. This lack of confidence in the land is now the chief reason for our low land values.

WHAT WE MUST DO.— We must restore confidence in New York land, and present conditions indicate that this confidence will not be misplaced. It is true that our land is usually a little harder to till, but this is by no means a universal condition. We have many thousands of square miles of land in all parts of the State that are level, free from stone, and easily worked. Improvements — our farms compare favorably with those of the West. There are any number of farms that can be bought from \$10 to \$15 per acre. Many of them have good buildings that should be insured for the price of the farm. Conditions that were considered hopeless for successful farming in New York a decade ago are now becoming known as rare opportunities. People from other States and from Canada are now seeking farms in New York. Representatives from Germany, Sweden, Norway, England, Hungary, and other countries, have made investigations of our agricultural advantages, and have reported to their countrymen that New York State is the most desirable place for them to settle.

Now, if the people of other States and other countries have confidence in our land, why shouldn't we business men study the conditions and gain this same confidence? Then, instead of permitting fraudulent real estate men to take our friends and neighbors to some distant State to sell them practically worthless land from \$100 to \$500 per acre, send them to the cheap, productive farms of the Empire State.

AGRICULTURAL RESOURCES.

That New York, a State which has long been noted for its great factories and extensive industries, should be spoken of as an agricultural State does not appear logical to many who are inclined to regard it as being mountainous, unproductive, and largely urban in character. It is difficult to believe that a State, in which 79 per cent. of its population is to be found within its cities and towns, can lay any claim to the importance of its agriculture or speak with confidence of the great possibilities which await the farmer. But New York has every right to make this boast, and a careful review of the existing conditions, and a consideration of what is being done on the farms of New York to-day, will impress the most skeptical of the vast importance of its agriculture and the opportunity for its further development.

As late as the year 1890, New York held first place among the agricultural States of the Union. Of recent years, however, much attention has been given to manufacturing, while agriculture has advanced so rapidly in the States of the Central West as to cause New York to lose her former position of pre-eminence as a farming State. This in no way reflects discredit on the agricultural possibilities of New York. The States of the Central West are primarily agricultural, and their advancement along this line has been due to the Western movement of vast numbers of people, who, seized by the lure of the New West, rushed blindly past farm lands in their own State which offered equal or even greater opportunities than were to be found in those of the West.

This condition, the growth of its manufacturing, and the urban character of its population, has created an impression that the agriculture of New York is of minor importance and that its farms are in a state of decadence and abandonment. Admitting the fact that agricultural conditions throughout the New England States are inferior to those of the Central West, the conclusion that the farms of New York are worn out and unprofitable for further cultivation is entirely erroneous. The apparent deterioration of farming in this State has been due in part to the fact that the citizens of New York have not become familiar with the agricultural possibilities offered in their own State.

The unequalled transportation facilities and exceptional markets offer every inducement to the development of farming. Climatic and soil conditions are such as to make possible exceptional yields. The climatic conditions were mentioned in a previous article, and a review of the varieties of soil is to be found in the write-ups of the different counties.

We would say, however, that the soil of New York may be characterized as being of glacial drift formation, though there is a great variety in its depth and composition. The rich sandy

loam predominates in the northern counties, though gravelly loams containing limestone are not uncommon. Clay is much in evidence in the western part of the State. This has been formed by glacial pulverizing of limestone and shale, and is peculiarly adapted to certain forms of agriculture. In the larger valleys of the State and along the shores of the lakes this clay is mixed with considerable alluvium.

Before giving a description of the various products grown in the State, we believe the following figures will be of interest, as they will help impress the reader with the importance of agricultural conditions in the State.

These statistics are preliminary estimates as furnished by the U. S. Census Bureau:

Total land area of New York.....	30,498,560	acres
Total area in farming.....	22,030,367	"
Improved land in farms.....	14,844,039	"
Woodland in farms.....	4,436,145	"
Other unimproved land in farms.....	2,750,183	"
The total number of farms in the State	215,597	

Number of farms classified by size:

Under 3 acres.....	1,424	100 to 174 acres	61,031
3 to 9 acres.....	17,231	175 to 259 "	21,901
10 to 19 acres.....	15,533	260 to 499 "	9,262
20 to 49 acres.....	31,047	500 to 999 "	1,104
50 to 99 acres.....	56,821	1000 and over	243

From the above figures we find that the average number of improved acres in the New York farm is 102.2.

Value of average farms:

All property per farm.....	\$6,732 00
Land and buildings per farm.....	5,495 00
Land per acre (1910).....	22 13
Land per acre (1900).....	24 34

This shows that the average value of farm land has increased \$7.79 in the past ten years, or an increase of 24.2 per cent. Yet we find the average only \$32.13 per acre.

The value of all farm property is \$1,451,481,495. This shows an increased value, 1900 to 1910, of 35.7 per cent.

Value of land	\$707,747,828
Value of buildings	476,998,001
Value of implements and machinery.....	83,644,822
Value of live stock	174,560,658
Value of poultry	7,879,388
Value of bees	646,848

In showing farm values from the above figures, we are impressed with the fact that the value of buildings, machinery, and live stock is nearly \$40,000,000 *greater than the value of the land itself*. We know of no other State in which this condition exists. And surely, this is most convincing evidence of the remarkably low price of New York farm lands.

About two-thirds of the area of the State is adapted to cultivation, and the products include nearly all those of the temperate zone. Improved farms are in the majority, or 67 per cent. That the people who are buying farm land in the State realize their value, is shown by the fact that the total number of farms is rapidly decreasing, the smaller ones being incorporated into larger farms and cultivated on a scientific basis. In 1900, there were 226,720 farms, and in 1910 there were 215,597, a decrease of 11,000.

Although this State has lost in the competition with Western States in the production of most grain, such as corn, wheat and barley, it has made great strides in dairying and in the production of hay. Much progress has also been made in the raising of flowers, plants, nursery products, fruits, vegetables, and poultry. Dairying is the most important agricultural industry, and special mention of it will be made later on.

GENERAL FARM PRODUCTS.

HAY AND FORAGE.—Over one-half of the total crop area is devoted to hay and forage, and it exceeds the corresponding area of any other State. The importance of the dairy industry gives special value to hay in the State, and, while the total product is sometimes exceeded by other States, it usually stands first. The total production in 1910 was 7,055,429 tons, a gain of over 3,500,000 tons over 1900, and is divided as follows:

Timothy	1,159,083	tons
Timothy and clover mixed	3,215,021	"
Clover	114,864	"
Other tame grasses	412,479	"
Coarse forage	1,876,795	"
All other hay and forage	277,187	"

The region most favorable to the growing of hay lies west of the Adirondack mountains and in the rugged portion of the counties in the southern part of the State. Its most favored region, however, lies south of the Mohawk river. Timothy and clover hay are found in the greatest abundance, but attention must be paid to the Adirondack and Catskill mountain sections, which furnish cheap summer feed for large herds of dairy cattle and young stock. The acreage of alfalfa is rapidly increasing, and

this plant is being successfully grown in the south-central part of the State. It is a soil improver of the highest merit. As a flesh-forming feed for growing stock, and as a milk and egg producer, it is unequalled by any plant of large production. It grows about two and one-half tons to the acre, or twice the average for other kinds of hay.

OATS.—Oats is the most valuable cereal grown in this State, the yield in 1910 being 34,795,277 bushels. It is a favorite crop in the St. Lawrence valley and is also grown in the region west of the Adirondack mountains, a portion of the Ontario plain, and generally through the central portion of the State.

CORN.—Corn is grown largely for ensilage, which plays a prominent part in the dairy industry, and only a relatively small acreage is allowed to mature. There is a big demand, however, for that variety known as "State" corn, which is much sought by the poultry raisers on account of the small-sized grain and the amount of gluten it contains. It always brings a premium over the Western grown corn. The total corn crop of 1910 was 18,115,634 bushels.

WHEAT AND BARLEY.—On account of excellent transportation facilities New York has not been able to compete with the Western prairies in the production of these grains, and, as a result, our yield has constantly decreased. In 1910, the total yield of wheat was only 6,664,121 bushels, and that of barley, 1,922,886.

RYE.—Rye is grown quite extensively in the Hudson river counties, and many small mills manufacture rye flour which is sold to the foreign population in New York city. The chief value of this crop, however, is the straw, which is shipped to New York city and other manufacturing towns to be used for packing purposes. Most of this is threshed with the old-fashioned flail in order that the straw may not be broken. The straw frequently sells for more than good timothy hay. New York ranks fourth in the production of rye, and the yield in 1910 was 2,010,601 bushels.

BUCKWHEAT.—New York easily ranks first in the production of buckwheat. There is a certain section extending southwest across the State from Albany and Saratoga counties which is especially adapted to the production of this cereal. In 1910 the yield was 5,691,745 bushels, a gain of 2,000,000 bushels over 1900.

HOPS.—Hops are a prominent crop in Oneida, Lewis, Madison, Otsego and Schoharie counties. But recently there has been a decrease in production on account of Western competition. However, the crop in 1910 reached a total of 8,677,161 pounds.

TOBACCO.—Tobacco is grown in the Chemung valley, north and eastward to the eastern end of Lake Erie. Its acreage in 1906 (last figures obtainable) was 7,074 acres. Of recent years the

quality of the crop is much better because of the introduction of the so-called Haynes variety.

POTATOES.—New York is unapproached in the area devoted to the potato, and, in the value of its production, was far in excess of any other State; 48,597,701 bushels were produced in 1910, which was an increase of 21,000,000 over 1900. Long Island is almost wholly devoted to this industry, for which it has the special advantage of being near New York city. Large quantities are also produced in Monroe, Genesee and Wayne counties.

BEANS.—In the production of beans New York stands second and this crop is very valuable. That portion of the State best adapted to their production is south of the apple belt and east of the grape section and extending to the Genesee river valley. The production in 1910 was 1,681,506 bushels.

TRUCK GARDENING.—Near all large cities where there is a constant demand for fresh vegetables, truck gardening thrives. The most extensive interests are found on Long Island and a section along the lower Hudson river basin.

DAIRYING.

In no branch of agriculture has greater progress been made in recent years than in dairying, and it is now regarded as among the most progressive and highly developed forms of farming in the State. While formally believed to be confined to a limited area known as the dairy belt, it has been shown that the industry can be profitably and successfully carried on over a wide range. This is shown by the fact that for the year 1910, dairy cows were reported on 184,024 farms of the State. New York offers exceptional advantages for the dairyman. The leading crop in the feeding of cows is grass, and the soil and climate of New York are such that grass grows readily, and there is also much wild grass. In these pastures of low-priced land many cows and young stock get their summer living at very little expense to the owner.

The crop of second importance is the corn plant, which is grown more for forage than for grain. It is grown also for silage, which is the cheapest winter food that can be produced. It grows well in every section, and responds readily to cultivation and fertilization. The geological formations in many parts of the State are such that an abundance of pure water gushes from thousands of mountain springs. There are likewise excellent opportunities for getting ice of the best quality, which almost every dairyman puts up for his summer use.

On many of the farms of this State, where the fertility of the soil has been impaired by the continued production of one crop, dairying can be conducted at a profit while the soil fertility is

being restored by means of the manure produced, and thus the land doubled in value.

The second distinctive advantage for this State is in excellent well-located markets, as about four-fifths of the population reside in towns and cities. But the superiority of New York's markets for dairy products is not told wholly in statistics of a large population. The purchasing ability of this population is large, as it is mostly composed of well-to-do merchants, professional men and skilled mechanics, who consume large amounts of dairy products. New York does not produce all the dairy products she consumes, and it would, indeed, be difficult to locate so far away from a centre as to be out of reach of the milk car to the city, a butter or cheese factory, or, at least, a cream shipping station. The supply of milk for the smaller cities is also a business of large dimensions.

The number of dairy cows kept in the State, as reported by the 1910 census, was 1,509,594, and valued at over \$50,000,000. The great demand for milk, especially the quantity necessary to supply New York city, has broadened the area drawn upon until now it reaches St. Lawrence county on the north and Steuben county on the west. Thus trains carrying milk originate about 400 miles from New York city and, as a rule, the milk shipped by rail reaches the city in time to be delivered when from 24 to 36 hours old. At present the ruling rates for transportation of milk on railroads running into New York city is as follows:

From stations within 40 miles of

New York city.....	23 cents per 40-quart can
From 40 to 100 miles.....	26 cents per 40-quart can
From 100 to 200 miles.....	29 cents per 40-quart can
From 200 to 400 miles.....	32 cents per 40-quart can

Besides the milk sold for consumption in the cities, large quantities are used in the making of cheese and butter. New York and Wisconsin produce three-fourths of the entire cheese output of this country, and New York makes nearly twice as much as Wisconsin. There are about 1,000 cheese factories in New York State. There are also about this number of creameries where butter is made. Last year 783,479,286 gallons of milk were produced in the State, and the total value of this, with the dairy products produced from it, amounted to \$74,939,815.

STOCK-RAISING.

On account of dairying being the principal agricultural industry, stock-raising has naturally been given over principally to the raising of milch cows, with special attention being given to the

growing of better grades. However, the total value of live stock, as shown by the 1910 census, was \$174,560,658.

The following table, taken from the 1910 census information, shows the number and value of the different kinds of live stock in the State:

Horses	591,008		\$80,043,302
Mules	4,052		650,497
Milch cows	1,509,594	} Combined value	83,062,242
Other cattle	913,409		
Sheep	930,300		4,839,651
Swine	666,179		5,905,272
Poultry	10,678,836		7,879,388
Bees	156,360 colonies		646,848

HORTICULTURE.

A review of agricultural conditions in New York State brings out the fact that the importance of fruit-growing is second only to that of dairying. It is a significant fact that the value of the fruit crop in New York is second only to that of California, and that the most productive lands of the State are those which are devoted to horticulture and nurseries. The value of the fruit crop in 1900 was \$15,844,346. The 1910 figures are not available, but we know the gain has been enormous. In the variety of its commercial horticultural interests, this State ranks first. Its orchards are famous and are to be found largely in that tier of counties bordering on the southern shore of Lake Ontario, and in Dutchess and Ulster counties in the Hudson valley. Fruit-growing in this State suffers less from frost than it does in the Southern States, because of the snug winters and the scarcity of any warm spells which have a tendency to start fruit buds. The scarcity of early frosts also renders it less hazardous than in some of the Western States.

APPLES.—Of the various fruits which are grown in abundance, apples are, perhaps, of the greatest commercial importance, as they constitute 70 per cent. of the entire fruit crop. That region in which this fruit is most prevalent are the counties of Wayne, Monroe, Orleans and Niagara, and portions of Ontario, Genesee and adjacent counties, as well as in Columbia and other counties east of the Hudson river. A full crop of apples often exceeds 7,000,000 barrels. The leading varieties of commercial importance are the Baldwin, Northern Spy, Rhode Island Greening, and American Golden Russet. The greatest apple belt of the State, however, lies along the southern shore of Lake Ontario, east to the Oswego river and thence south one-half or two-thirds of the way across the State. This section produces enormous

quantities for export and home consumption. Indeed, Monroe county, in the northwestern part of the State, produces more apples than any other county in the State or in the United States; and *from four railroad stations are shipped more apples than from the States of Washington and Oregon.*

At the State Fair, held at Syracuse last year (1911), there was an exhibition of ten barrels of apples of the very highest merit. This display was to show how easy it is to take one of the many old and neglected run-down orchards and bring it to profitable productiveness. These ten barrels were taken from an orchard that was planted fifty-two years ago, and which had not been cared for in any way for forty years, and had never paid to the owner more than \$100 in any one year. The farm of 100 acres, including this orchard, had been bought two years before for \$7.00 an acre, but after two years of proper handling this orchard alone brought its owner \$5,000 for a single crop of apples. There are many of these old and neglected orchards in the State which can be, with proper treatment, made to yield in a similar way.

GRAPES.—Although apples are a very important crop of New York, grapes are of almost equal importance, but are grown in somewhat more restricted areas. More than 50,000 acres are devoted to the raising of grapes. One-half of this area lies in Chautauqua county, on the shores of Lake Erie. The particular grape section of this county extends from the Pennsylvania State line almost to Buffalo. Grapes are also extensively cultivated in the region of the central lakes in the vicinity of Lakes Keuka, Seneca and Canandaigua and the central-western part of the State. This crop is also grown to considerable extent in the Hudson river valley. Although all the varieties are grown with equal ease and profit throughout the State, the Concord is far ahead of any other in Chautauqua county. This variety alone produces from two to three million gallons of wine each year. The Catawba grapes are most prevalent in the lake region.

PEARS.—This State is also noted for the vast quantities of pears produced. This crop is found in the apple counties previously mentioned, though Oswego, Onondaga and Columbia counties are the leaders in production. A large number of commercial varieties are produced, although the Bartlett and Kieffer are the more staple. Pears are grown quite satisfactorily and are rarely injured by late frosts. There are many orchards in the State from forty to fifty years old.

PEACHES.—Peaches are grown in those portions of the State coinciding with the grape industries, and are found in the vicinity of the central lakes and the Hudson valley. It seems, however, that they are particularly well adapted in that region near the

Ontario shore and west of Oswego county, where they are grown in great abundance. In this locality there are more than 10,000 acres of peaches, and they are one of the staple crops of this section.

PLUMS.—Plums are quite satisfactorily grown throughout the State and there are many varieties. In point of acreage, the Lombard variety takes the lead, but the Damsons, German and Italian varieties excel in commercial importance. Japanese plums are very widely planted, and are grown with much satisfaction.

OTHER ORCHARD FRUITS.—Apricots, cherries and quinces are grown quite extensively, and their output is of considerable importance.

SMALL FRUITS.—There are great possibilities in this phase of agriculture, for there is, in the vicinity of the large cities, a steady demand for home-grown small fruits, which is always greater than the supply. The acreage devoted to the growing of small fruits is bound to increase to meet this demand, and it is along this line that agricultural New York offers most alluring possibilities.

Not only is the soil in many places in the State particularly well adapted to the raising of small fruit, but the climate is, perhaps, the most suitable to be found anywhere in the North. This is due largely to the ameliorating influence of the lakes of central New York and of Lakes Erie and Ontario. The small fruit interests are very large, chief among these being raspberries and cranberries. That section best adapted to the growing of cranberries is found on Long Island, which produces the greater share of the crop. Blackberries grow in large quantities in both Ulster and Dutchess counties.

NURSERIES.—In connection with the fruit-growing industry must be considered the extensive nursery business. It is an astonishing fact, and one that is realized by few, that this State has a larger number of nurseries, with a greater variety of stock, than any other State in the Union. Monroe county, in the north-western part of the State, is the centre of the industry, and Rochester is the leading market, producing nursery stock for every State in the Union. In the volume and value of this business, Monroe county is not excelled by any county in the United States.

NATURAL RESOURCES.

New York, the "Empire" State, although one of the smaller States, being twenty-ninth in area, ranks first in population and wealth.

On its extensive coast line along the Great Lakes, seventy-five miles on Lake Erie and two hundred miles on Lake Ontario, there are excellent harbors, and lake navigation is, therefore, of high importance.

The ocean coast line, although not so extensive, is the most important in the United States.

Occupying this most desirable position has enabled the State to become the great highway of commerce between the central part of the United States and the sea coast. By many lines of railway and the Erie canal, the Great Lakes' waterway naturally finds an outlet at New York city. This has made it easy for the States of the West to contribute raw material, notably coal and iron, adding these to the natural raw product of New York. Thus from Buffalo to New York, along the natural highway, the Erie canal and the Hudson river, and along the railroad lines of the New York Central and Hudson river, the West Shore, the Erie, the Lehigh Valley, the Delaware, Lackawanna and Western, the Ontario and Western, and Pennsylvania, there is a chain of busy manufacturing centres.

Few people, either within or beyond the borders of the State, have any conception of the great value and wonderful possibilities of its natural resources.

The primary purpose of this work is to make more producers. If we can take from "the bowels of the earth" raw materials, which can add to the general wealth of the State and to the bettering of humanity, without seriously depleting the resources of posterity, our duty is plainly and clearly before us.

The following information, taken from the State records and other authentic sources, will give the reader a definite idea of the relative importance of the various resources in the State. Statistics from State Museum Bulletin No. 151:

CLIMATE.—The climate of New York State is about the same as that of the other northern states. The average high temperature is 100 degrees and the low is a little below zero. The eastern coast is modified by the ocean and the western coast by the great lakes. The Adirondack region is the coldest, about 10 to 15 degrees colder in winter and 15 to 25 degrees cooler in summer than the average temperature of the State. In most parts frost begins during September and ends early in April. The rainfall is copious, averaging about 50 inches for the eastern and about 40

inches for the western part of the State. Absolute drouth conditions, as experienced in some of the central and western states, never exist in New York. The State is remarkably free from malarial conditions and the Adirondack region is noted for its benefit to those affected with tubercular trouble.

SOIL.—The soil of at least two-thirds of the State is suitable for agriculture, only the rocky mountain area and some sand belts are considered so unproductive as not to be classed with agricultural lands. All the other conditions for productive farming exist in a favorable degree. A description of the soil will be shown in the writeups of each county in another part of this publication.

WATER.—The waters of all the rivers of the State finally enter the Atlantic ocean by way of the St. Lawrence, Hudson, Susquehanna and Delaware rivers.

The main stream, and lying wholly in New York, is the beautiful Hudson, which with the Mohawk, its largest tributary, has been a great aid to the development of the commerce of the State, as it is through this valley that the Erie canal extends.

The northern part of the State is drained by rivers which flow direct to the St. Lawrence. The Susquehanna rises in Otsego county, in the valley on the west side of the Catskill mountains, and still farther to the south are the headwaters of the Delaware. Farther west, in the central portion of the State, is the Genesee, whose waters finally find their way through the Ohio to the Mississippi river.

In the Adirondack region are many beautiful lakes, some of which cover a large area and have remarkably clear water, and one of these, Lake George, on the south side of the slope, is world famous for its scenery.

In the center of the State is a large number of long, narrow lakes commonly called the Finger lakes. The largest of these are Cayuga and Seneca. Each about forty miles long and from one to four miles wide. In many places in these lakes no bottom can be found.

Lake Chautauqua, in the western part of the State, is 1,212 feet above the sea level and is the highest navigable body of water east of the Rocky mountains. The waters of this lake enter into the Mississippi, although it is only nine miles from Lake Erie.

The wonderful Niagara Falls are so familiar that they need no description here, and the same is true of the falls of the Genesee and Ausable rivers.

WATER POWER AND WATER TRANSPORTATION.—The Erie canal, built before our railway lines were developed, was a great aid in developing many of the manufacturing industries of the State, and helped to give New York its place as first in manufactured prod-

ucts, which rank it holds to-day. It gave the opportunity to bring the raw material at small cost to places where there was water power to make the finished product, and then at still low cost to forward it to the market. Thus, the rivers with their extensive water power have continued to hold a large share of the manufacturing even during the period when steam was the main power in many places. And now the water power is of greater importance in the development of electrical power.

The enormous power of Niagara Falls is causing a remarkable increase in the output of manufacturing in the western section of the State.

The great electrical plants of the State are also increasing the manufacturing power, as at Schenectady, Mechanicville, and at other places on or near the Hudson river and along the St. Lawrence, while the water power developed by individuals and corporations similar to the Cohoes Power Canal is being constantly increased as the price of fuel is advanced.

There is still enormous water power in the State which has not yet been developed and on many farms in the State the power now going to waste can be utilized to do much of the farm work, such as pumping water, cutting wood, grinding feed, etc., and at a very low cost.

FISHERIES.—This industry, although not so important, should be mentioned. The oyster fisheries are the most productive, being about one-half of the total value of the industry of the State. The most valuable fisheries are along the coast of Long Island and Suffolk county ranks first. Blue and weak fish are taken in large quantities from the sea. Shad are found in the Hudson, and trout and bass in the Adirondack lakes and rivers.

The Forest, Fish and Game Department of the State maintains seven hatcheries where young fish are propagated and then planted in the waters of the State, where they are protected by law, so that fish can now be caught from most of the rivers and lakes of the State.

TIMBER.—The principal forest area is in the Adirondack region where the State has a forest reserve of 1,530,559 acres (1909) and covers parts of Clinton, Essex, Franklin, Fulton, Hamilton, Herkimer, Lewis, Oneida, St. Lawrence, Saratoga, Warren, and Washington counties. In this same section there is more than this acreage owned by individuals and lumber companies.

There is also a State reserve in the Catskill region of 110,964 acres covering parts of Greene, Delaware, Ulster and Sullivan counties. There are also wood lots on many farms throughout the State that produce commercial timber. Pine, spruce and hemlock are the principal timbers of the Adirondacks with smaller amounts of birch, maple, beech, basswood, elm, cherry, and ash, while in the Catskills and farming regions the timber is mostly oak, chest-

nut and hickory. While the value of the lumber and timber products has decreased somewhat in recent years, the values of paper and wood pulp and of planing mill products showed decided increases. Maple sugar is a big by-product of the forests of this State and New York ranks second in the production.

It will also be of interest to know that the State is doing all in its power to aid in the conservation of the forests, and quoting from Governor Dix's message to the Legislature of January 3, 1912, we note the following: "During the past year there was inaugurated a plan whereby there will be grown in nurseries established at the two prisons in Washington and Clinton counties, and also at the State reservation at Saratoga Springs, 20,000,000 trees which it is planned to sell approximately at cost to those who will plant these seedlings."

MINERALS.—New York is probably more fortunate than any other State in the variety found as more than thirty mineral substances are obtained from the mines, quarries and wells of the State.

The chief products are salt, mineral waters, cement, graphite, iron ore, natural gas, petroleum, and building stone. The total wealth produced from mineral sources in 1910 was \$35,400,257. A table showing the value of each is found below:

Portland cement	\$2,938,818
Natural rock cement.....	147,202
Building brick	6,683,071
Pottery.....	2,136,518
Other clay products.....	2,699,393
Crude clay	9,667
Emery	11,736
Feldspar and quartz.....	64,503
Garnet	151,700
Graphite	160,700
Gypsum	1,122,952
Iron ore	3,906,478
Millstones	6,613
Metallic paint	70,841
Slate pigment	10,900
Mineral waters	675,034
Natural gas	1,411,699
Petroleum	1,458,194
Pyrite	175,791
Salt	2,258,292
Sand and gravel.....	2,129,708
Sand-lime brick	82,619
Roofing slate	79,857

Slate manufacturers	\$3,233
Granite	244,763
Limestone	3,245,807
Marble	341,880
Sandstone	1,451,796
Trap	909,006
Talc	552,500
Other materials	258,986
Total value	<u>\$35,400,257</u>

IRON ORE.—Iron ore deposits are found in great quantities, but are not worked to the extent that they were a few decades ago. At that time our State held a leading place in the iron ore industry, but the transition from the burning of charcoal to the coke furnace has resulted in the abandonment of quite a number of these workings. In the last decade, however, there has been renewed effort in this industry which, though rather slow, promises to bring the State to her rightful position in this industry. New York is still, however, the largest producer of magnetite ore among the states, producing about one-half of the entire output.

The mines in the Adirondack region in Essex, Franklin and Clinton counties are the most productive, though deposits can be found in most of the eastern counties and in commercial quantities in Jefferson, Wayne, Cayuga, Oswego, and Oneida counties and near the city of Hudson, though the mine at this point is not now being worked. The total value of the iron ore in 1910 was \$3,906,478, and only three states produced a larger quantity.

SALT.—The salt industry of the State is very important as the annual output amounts to about one-third of the total for the entire country. The local product finds an extensive market, and it is, in fact, the excellent situation with respect to trade facilities that are supplied by the railroads and canals of the State, more than any other factor, apparently, that has been responsible for the continued progress of the industry. Of late years competition has been very keen owing to the growth of production in Michigan and states of the middle west, which has curtailed the market for the local product in that direction. New York and Michigan are the two leading salt producing states in the Union. New York was first in production until 1908 when Michigan led for the first time. The local producers will, of course, continue to supply the greater part of New York and New England requirements. The rock salt from New York is marketed over a wide territory and until recently it had no near competitors, though the cheaper grades of evaporated salt are used as a substitute when they can be obtained at sufficiently low prices.

There are extensive salt wells in Wyoming, Genesee, Tompkins and Schuyler counties, while rock salt is mined very extensively in Livingston county, which county leads in quantity and value of output. These deposits have been worked for more than two hundred and fifty years, and yet show no signs of giving out. Returns from the companies engaged in the salt industry for the year 1910 showed a gain of production which brought the total up to a new record, the value of which is shown by the following table:

Common fine	\$378,547
Common coarse	81,233
Table and dairy.....	611,271
Coarse solar	129,295
Packers	13,277
Other grades	1,044,669
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Total value	\$2,258,292
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CLAY.—The prominence of the clay working industries in New York is due chiefly to the widely distributed deposits of common clays suitable for building brick, drain tile and materials of that class. Clay for brick making can be found in nearly every part of the State, but the largest deposits are found in the Erie, Ontario, Champlain and Hudson valleys. As the greater clay deposits are readily exploited and practically inexhaustible, the magnitude of the industry in various districts depends chiefly on the demand of the neighboring cities, and, naturally the Hudson river region, from Albany and Rensselaer counties south to New York city, enjoys special advantages in the manufacture and marketing of building brick and has long held the leading position in that branch of the industry. The output in this region for 1910, is shown by the following table:

Albany	\$390,894
Columbia	454,550
Dutchess	649,862
Greene	137,452
Orange	761,500
Rensselaer	72,800
Rockland	1,080,117
Ulster	1,121,460
Westchester	332,027
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Total value.....	\$5,000,662
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Roofing and drain tile are also manufactured in large quantities in different sections of the State, the value of the production being exceeded only by Ohio and Pennsylvania. While in Albany and Onondaga counties commercial quantities of pottery clays are found, and deposits suitable for terra-cotta and interior tile are found on Staten Island and Long Island.

CEMENT.—The first discovery of natural cement rock in the United States was in Madison county, New York, and cement produced here was used in building the Erie canal. Afterward it was found in much greater quantities in Ulster county and in smaller quantities in Erie, Onondaga and Schoharie counties. The demand for this product has been lessened on account of the increased manufacture of the superior product, Portland cement, until today, the natural cement industry is of small importance. In 1890, deposits of lime-stone and clay suitable for making Portland cement were found in large quantities in Ulster, Columbia and other Hudson river counties, and the production of this has increased each year until in 1910 it reached a grand total of 3,364,255 barrels valued at \$2,939,818, and new mills are continually being built. With the constantly increasing cost of lumber and new methods of using cement in the construction of buildings, the future outlook for this industry is very promising.

GYP SUM.—This is the stone from which Plaster of Paris is made. It is found only in a narrow belt in this State extending west from Madison to Erie county, but these deposits are very large and the output in 1910 was valued at \$1,122,952, which was greater than any other State.

BUILDING STONE.—Under this heading the State shows deposits of different varieties as follows: Limestone or Trap.—On account of its color, which is grey or drab, and because of its competition with more desirable stone, is not much used for building purposes. But it is so widely distributed over the central western, and northern parts of the State that they afford rock for building use at very many points. There is some quarried out of the eastern base of the Adirondacks near Gouverneur that takes a high polish and of which considerable quantities are used for road building, railway ballasting, concrete, etc. Enormous deposits are found in Rockland and Ulster counties. Its value in 1910 was \$4,797,603.

SANDSTONE.—Three distinct varieties of sandstone are quarried in the State. Bluestone: a dark blue-grey, fine-grained and durable stone is much used for pavement, curbing, sills and steps. It is found principally in Albany, Greene, Ulster and Schoharie counties between the Hudson and Delaware rivers. Medina sandstone: this stone is found only in a belt of about ten miles in width south of Lake Ontario in Monroe, Orleans, and Niagara

counties and are either red or grey; the red are used for building purposes and the grey for street paving. Potsdam sandstone: The most beautiful and durable of the three varieties is found in extensive formations north of the Adirondack mountains. It is reddish and reddish-brown in color; very popular with builders, and is shipped long distances. The total value of sandstone in 1910 was \$1,451,796.

GRANITE.—Granite quarries are developed only in Westchester county and the highlands of southeastern New York, and there is one important quarry in the Thousand Islands, though extensive outcrops are found in the Adirondack region. In both areas a wide variety of these rocks exist from which material suitable for almost any purpose can be obtained. Up to the present time, however, the local granites have not been utilized to any great extent for cut and polished work, of which trade the New England quarries have long held control. Probably, the reason why the Adirondack region has not been developed is because of the inaccessibility to transportation.

MARBLE.—From quarries at Tuckahoe, Westchester county, Wingdale, Putnam county, and also from Dutchess county, has been taken some of the finest white marble used in the magnificent buildings of New York city.

At Plattsburg, Clinton county, are found two beautiful marbles, grey, and grey and pink, which are much used for mantels, table tops, and other interior decorations.

At Glens Falls, Warren county, are found the choicest varieties of black marble quarried in the United States. In Essex and St. Lawrence counties are found large deposits of what is known as Serpentine marble. At Warwick, Orange county, is found a beautiful marble, bright red in color, with white veins or spots showing occasionally. The production of marble in the State for the year 1910 was valued at \$341,880.

SLATE.—The only successful quarries of slate in this State are in Washington county, and is restricted at present to a small district. The products of these quarries are remarkable, however, for their variety of colors. Red slate is the characteristic product, and has the greatest value owing to its rarity elsewhere, though purple mottled and different shades of green slate, including the unfading green are also quarried. Nearly all of the product is sold for roofing purposes as the manufacture of other materials has not been developed to any extent in this State. The total value last year was only about \$82,000.

PETROLEUM.—The vast oil fields of West Virginia and Pennsylvania extend northward into Cattaraugus, Allegany and Steuben counties. The productive area of Cattaraugus county includes three townships with an area of about forty square miles and the wells average from 600 to 1,800 feet deep. In Allegany county

the pools extend across the southern townships and are tapped by wells averaging from 1,400 to 1,800 feet deep. The field in Steuben county is small. The total number of wells in the three counties is probably about 10,000. At Olean the oil is pumped into pipes west to Buffalo and east to Long Island City. There have been no important pools discovered in many years, but by continual exploration of old territory, and by the use of the gas found in the wells for pumping, the yield has been maintained at a fairly constant level. In view of the long career of the productive industry in New York it seems surprising that the fields should continue to show so good results. The production in 1910 was valued at \$1,458,194.

NATURAL GAS.—Natural gas is found in fifteen counties of the State, all of which are in the western half, in the section between Lake Ontario and the Pennsylvania boundary.

The principal fields are in Erie, Chautauqua, Allegany, and Cattaraugus counties, but scattered pools appear as far east as Oswego county. Much prospecting has been done in the Eastern part of the State but no commercially successful wells have been developed.

The wide demand for this cheap and convenient source of heat and light has caused a steady increase year by year in the value and quantity of gas piped for lighting and fuel until in 1910 the output was valued at \$1,411,699 which was about twice the value of the product in 1904. The actual selling price of the different companies to the consumer was from twenty to fifty cents a thousand cubic feet (1910).

GRAPHITE.—The graphite industry is limited to the Adirondacks, in fact, graphite has proven to be the most valuable of the mineral deposits which have been developed in that region. The principal mines are located in Essex and Warren counties, though we believe that a mine was opened last year in Saratoga county. This product supplies a trade which depends largely on imports for its supply.

TALC.—The value of the State talc product is fully one-half of that of the entire United States. In 1910 its value was \$552,500. Talc is used for many purposes but the larger part of the output is to supply the demand of the paper trade. The largest deposits are in St. Lawrence county.

SAND.—Surface deposits of sand and gravel are widely distributed over the State. Building sand: Building sand which is called for in large quantities for use in building and engineering work and which is the basis of a productive industry, is carried on more or less actively in every county in the State. The business is purely local, as the towns and cities are generally well supplied with the deposits close at home and as a result the value of the material is mainly represented in the cost of excavation. Moulding

sand: This sand used for the casting of metals calls for a large supply of special grades which have a rather limited distribution, compared with building sands, and consequently greater value. In New York there are two main areas in which good moulding sands occur: (1) on the lands bordering the Hudson river on both sides from Orange to Saratoga counties; (2) in Erie county. This sand is usually found immediately under the sod and in beds from eight inches up to seven or eight feet thick, though the fine graded usually occur in thin beds. While most of the product comes from the Hudson river region and Erie county, smaller quantities are found in Cayuga, Chautauqua, Essex, Livingston, and Oneida counties. A large market for this sand is found outside the State. Core sand used in connection with moulding sand for the cores of castings is obtained from Oneida lake and from Erie county.

OTHER MINERAL SUBSTANCES.—Found in small quantities in different parts of the State are pyrite in St. Lawrence county, arsenic ore in Putnam county, garnet in Warren, Essex and St. Lawrence counties. Emery and feldspar are found in Westchester county.

MINERAL WATERS.—A review of the mineral products of the State would not be complete without mentioning her wonderful production of mineral waters. There are more than forty mineral springs in the State whose waters are of commercial importance. In 1910 the waters sold from them amounted to 8,432,672 gallons, valued at \$675,034. New York has long held a leading position among the states in the utilization of her mineral waters. Large quantities of medicinal and table waters are bottled at the springs for shipment to all parts of the country. They are located practically in all parts of the State, twenty counties having one or more well known springs. Those which are probably best known and which are especially valuable for medicinal purposes are Saratoga, Ballston, Richfield, Sharon, and Lebanon Springs.

The greater quantity of spring waters consumed in the State belong to the non-medicinal class, represented by such springs as Great Bear, Deep Rock, Mount View, Sun Ray, and Chemung. The essential features of these waters are their freedom from noxious impurities.

Besides the sale of mineral waters an extensive industry has been developed in connection with carbon dioxid which is given off as gas by some of the springs. Over thirty wells have been driven in Saratoga for gas alone.

This description of the natural resources of New York State, while not exhaustive, will give to her citizens some reasons why New York has been termed the "Empire" State and why, with increased agricultural activity, the name may still prevail.

THE IMPROVED PROSPECTS OF AGRICULTURE IN
NEW YORK.*

BY RAYMOND A. PEARSON,

Former Commissioner of Agriculture of New York State.

About a month ago a farm in central New York sold for \$1,250. That farm had been on the market for a number of years, begging for a buyer. The people in the vicinity all knew it was for sale but no one wanted it. Finally, a description of the farm reached a person at a distance and after reading it he concluded that this was the kind of farm he wanted and a great bargain at the price named, so he went to see it and bought it. The next day the man living on an adjoining farm came to the buyer and said: "I have wanted that farm for a long time and I would like to buy it now. I will give you \$400 bonus." Any day for several years this neighbor could have had the farm for \$400 less than he was now willing to pay for it. About a year ago a man bought a farm in Onondaga county for \$5,500. He had been on the point of buying that farm in practically the same condition a few years before for \$3,900, but had let the chance go by. A bank in Utica, only a year or so ago, sold a farm to cover a mortgage for \$1,100. During the past few weeks, without any changes whatever in the farm or its surroundings, it was sold for \$2,400.

We have been reading a great deal in the papers of late and we have talked among ourselves about the advances in the prices of provisions and farm products and other things which we sell. It is well known that the prices which people in the cities are paying for certain farm products during the past few months are higher than they used to be. We know the farmer does not get all the increase, but he gets part of it and he will get more later.

Now what do these things signify? They signify that agriculture is settling down upon a businesslike basis. And when you come to think of it, you cannot say it has been upon a businesslike basis in the past. Why? The older men in this audience know well how thirty or forty years ago men were being attracted from this very town and county to the cheaper farms of the West. You have seen them going from here and through here, to take up fertile farms which the government would give them practically for the asking. And what was the effect on agriculture in the East? Those thousands of acres of virgin soil in the West produced tremendous crops with the very minimum of labor and expense. These crops with only the added cost of transportation when placed upon the markets of the East, in competition with the products of the Eastern farms, took the market from under our feet. Farming in the East became depressed; farmers were losing

* By Permission.

steadily, and large numbers who did not leave the farms to go West went to the villages and towns. I think I may say that only the most conservative of the farmers here stuck to their farms; some of them at heavy loss; all of them at hard work. And now it seems that we are able to distinguish the dawn of a new era. The advance in prices of the farms to which I have alluded and the advance in the prices of farm products indicate a tremendous change in our national economics. They mean that at last farming is coming to a businesslike basis.

In addition to the fact that the Western lands are now filled, there is a rapid increase in our population East and West — two millions of people more in this country than the year before. The result of all this is that our consumption is increasing more rapidly than our production. The consumers will pay whatever is necessary to induce sufficient production to supply their needs. Foresighted business men recognize these facts. Business men of experience some of them with agricultural experience of years past, are looking toward the country and a good many of them are buying country places. I know a lawyer in Brooklyn who has decided to forsake his lucrative law practice to take up farming on Long Island where he will raise beans, brussels sprouts, and the other crops for which that part of the country is famous. Farmers in the West, these same men who went out there a few decades ago and got the land for nothing, are to-day selling their farms for prices as high as \$125 to \$150 per acre, and are looking for cheaper land on which to locate. Some of them are going up into Canada, some to the Dakotas, but the correspondence coming into the State Department of Agriculture shows that a good many are looking this way. Many of them are already settled in this State, while others are establishing themselves on our cheap farms.

The people in New York are beginning to realize the advantages in agriculture right here at home. When they do realize that agriculture offers good returns for the investment of energy and money, when they awaken to the fact, it will be like the awakening of a giant. New York State is a giant. Here we have one-tenth of the population of the nation. We are already producing a quarter of a billion dollars' worth of agricultural products in one year. The people are learning that the land of New York is not worn out, although much of it has not been properly farmed. We hear a great deal about the fertile districts in the West. Would you believe it, the average yield of oats in New York the year before last was 30.7 bushels for every acre planted, and in the famous Mississippi Valley the largest average yield reported was five bushels less than right here in New York. Our wheat yield in New York has increased from 14.1 to 17.9 bushels per acre and our barley from 21.9 to 24.4 bushels per acre. Land in New York

State worn out? No; some of the methods of farming are worn out.

Our people are coming to a realization of these facts. They are beginning to see also that the New York farms have the best markets in the world, and that our transportation facilities are far ahead of those in the West. We hear a great deal about the wonderful apple districts of Oregon, where such valuable crops are raised. And what do you think it costs to send them to the market? Four hundred dollars per carload to send apples to New York city. The rate per carload from around here is about \$35. They have one railroad to carry their apples to New York and that railroad is going to charge just as much as the apple people can afford to pay and stay in the business. Here we have competing lines and the rates are bound to be reasonable. I recently received a letter from a farmer, a New York man, who went to Kansas about a year ago thinking he would like to start farming there. He was attracted by their large crops of alfalfa, so he went out to find a good location. This is what he said: "I have found where they can grow big crops of alfalfa, but alfalfa in Kansas is worth only \$5 per ton. I would rather raise it in New York, even if I did not get so much per acre, and receive \$12 to \$15 per ton."

With the better methods in farming and the better conditions, which are just as surely coming upon us as the sun rises and sets, it is interesting to note a few of the things which are exerting their influence in favor of better business methods. Very briefly, they are these:

1. We have in this State a college of agriculture where instruction is given in the elements and technical features of agriculture, practical and theoretical, all the way from the first principles to the last. This college was established in 1868; in the same year a college of mechanical engineering was founded. It appeared to dawn upon the people of the country that these two great practical lines of industry, agriculture and mechanical engineering, should have colleges where young men could learn the scientific sides of these important subjects. You probably know that the mechanical engineering college was filled almost immediately with students, which continued to be the case year after year, while the college of agriculture was conspicuous because of the small number of students. In 1895, we find that in the college of agriculture there were only about 55 students, and last winter they had at that college 1,000 students studying agriculture. Those young men were not there to experiment; they were not there to dig out new facts that were never heard of before; they went there to learn what had previously been found out by others, that they might take this knowledge home to their dairy factories or their

farms and by applying this practical knowledge secure better results and larger returns.

2. We have two experiment stations where problems which are not understood are being studied from one end of the year to the other, and every little while the professors at the station find out some new and important thing in agriculture. It may be how to control some blight; it may be a new and better method of fruit growing, or any one of the problems that perplex the farmers of the State. And they are bringing results.

3. A bill is before the Legislature of our State providing for the teaching of agriculture in the high schools, similar to the trade school instruction which is already installed. It is believed that the members of the different branches of the Legislature will get together on the little technicalities that have come up and that the bill will be passed and signed by the Governor.

4. Farmers' institutes, conducted by practical farmers and practical teachers, are being held all over the State.

Then we have many other agencies. For example, the railroads of the State are taking up agricultural experimentation and instruction along their lines. We have also an unexcelled agricultural press. The agricultural newspapers of New York are going out to the farmers every week carrying the news, and the best of these are rendering most valuable service.

Moreover, we have a State Department of Agriculture which looks after the administration of the agricultural law. We need a great deal of law in these days. So many people are trading over such a large area of the world's surface that if they are not supervised by the authority of the law great calamities may result.

* * * * *

If I can only make you feel one point as strongly as I do, I shall be satisfied with my trip to Saratoga Springs. I have spoken of some of the agencies which are engaged in promoting agriculture in this State and they are doing a splendid work. But what we need most, and there is not a section in the State to which this does not apply, is a greater appreciation of individual responsibility and individual opportunity. Everyone needs it. The farmers need it and, as we are farmers here to-night, I speak from a farmer's standpoint. Some people depend upon the good old saying that in union there is strength. And so there is, provided the union is a good one and the people are united in a common purpose. If they are so united, they must always continue their individual efforts, for if they do not the union will surely fall apart. Now, if any farmer in this State is not meeting with the success he should have and his neighbors are enjoying, in all probability it is the fault of that individual, and not of anyone else.

Why is it that on a certain farm which I saw a short time ago a farmer cut 20 tons of hay from 12 acres, and just on the other

side of the fence, on land so near like it that no expert could tell it apart, the yield was 12 tons to 20 acres? Why is it that on one farm the average yield of milk per cow is 6,000 pounds and that on a neighboring farm is 3,000 pounds per cow? Why is it that on one farm the average yield of potatoes per acre is 300 bushels and the farmer next door gets only 100 bushels per acre? It is the difference in the individual. What a splendid thing it would be if in every section of the State we were producing all we should! What renown would come to the farmers of this State! How the farm values would go up! And that is just what we want. All that is needed is that we shall realize the possibilities that lie in agriculture in this State to-day and recognize the fact that success rests with each one of us individually.

This success cannot be brought about by more colleges, by more experiment stations, nor by more schools of agriculture. We are going to accomplish it by downright hard work and study. I am not one who thinks the farmer's work is the hardest in the world. Some say that the banker works only six or eight hours a day. The successful banker is more likely to work sixteen hours a day and he has that work on his mind all the time. I believe that anyone who succeeds in any industry is doing hard work and hard study.

Now, my friends, I hope I have made plain at least this one point, that the man who wins success in agriculture, as in any other industry, is the one who realizes his own individual responsibility. I read a story a short time ago of the crew of a sailing vessel which had lost its bearings. Shut in by a heavy fog, with no land in sight, and famishing for water, that crew was, indeed, in a desperate condition. Suddenly they sighted another vessel passing close to them and they hailed it, crying, "For God's sake give us some water; we are perishing." The answer came back to them: "Throw our your buckets and dip it up. You are in the mouth of the Amazon river."

Opportunities for success are all around us, and it is my earnest wish and prayer that the farmers of this State will take greater advantage of these opportunities in the future than they have in the past.

POPULATION.

The population of New York State, 9,123,614 (1910), compared with a population of 7,268,894 (1900) represents an increase during the last decade of 1,844,720, or 25.4 per cent. During this period the population of the United States increased 21 per cent. Thus its percentage growth was larger than the average for the other States combined, and it was also larger than was shown by any federal census since 1850. New York still leads the other States in population. It has 49 cities, the largest, New York city, has 4,766,883 inhabitants, while Buffalo, the next largest, has 423,715 inhabitants. Rochester with 218,149, Syracuse with 137,249, and Albany with 100,253 inhabitants, are the only cities in the State which have a population of over 100,000. Of the remaining cities, two have from 75,000 to 100,000, two from 50,000 to 75,000, twelve from 25,000 to 50,000, twenty-four from 10,000 to 25,000, four from 5,000 to 10,000.

The aggregate population of the 49 cities is 6,727,015, or 73 per cent. of the total population of the State. There are 351 towns and villages in the State with an aggregate population of 352,294. Of these, 150 have a population of 1,000 to 2,500 each, 125 have a population of 500 to 1,000, and 76 have a population of less than 500 each.

A comparison with 1900 shows an increase of 34.3 in the population of this class of towns and villages.

The rural population of the State (1910) was 1,928,120. It appears from this that of the 15.4 per cent. increase for the whole State less than 1 per cent. was contributed by the rural territory, while nearly three-fourths of the increase was confined to New York city.

Of the 215,597 farms in New York, it will probably be interesting to know that 187,629 are owned by native whites, 27,029 owned by foreign-born whites, and 939 are owned by negro and non-white.

COUNTY DESCRIPTIONS.

On the following page begin the descriptive write-ups of each individual county. The figures quoted in these are taken from the official report of the United States Census Bureau (1910); from the files of the State Department of Agriculture; from the reports of the Department of Highways; from the reports of the Commissioner of Education, as well as the State Tax Commission.

In ranking the counties, New York, Nassau, Queens and Richmond have been omitted as they lie wholly or in part in Greater New York city, and are not agricultural counties.

The value of farm land in the census report is given as that of the naked land, while the figures which we give as improved land and as land and buildings, include the land and all permanent improvements.

ALBANY COUNTY.

AREA, 527 SQUARE MILES — POPULATION, 173,666.

Situated in the eastern part of the State, on the western bank of the beautiful Hudson. Its surface features are undulating and hilly, with a general inclination to the east. It is not distinguished for any large amount of timber lands, there being, however, a considerable acreage of scrub growth upon the sand plains, which are in the vicinity of Albany, the capital of the State and of the county. The principal streams are the Hudson, the Mohawk, which forms its northern boundry; Patroon, Normanskill, Valamanns, Coeymans, Haanakrois, and Catskill creeks.

The soil upon the intervalles is a deep, rich, alluvial loam. A considerable extent of the northeastern portion of the county is sand, with strips of clay along the streams. Between the sand region, lying to the northeast section of the county, and the foothills of the Helderbergs to the southeast, is a belt of clay and gravelly loam very productive. This belt furnishes some of the finest market garden lands in the county. The region known as the Helderbergs is a high plateau comprising the southeast portion of the county. This region is broken, rolling and hilly. The soil consists of clay, gravel and slate loams, with a subsoil of hardpan. Many excellent farms are located in this region, which is capable of producing excellent crops of grain, roots and apples, and is well adapted for grazing. Rye, barley, hay, potatoes, vegetables, dairy products and poultry are the chief products.

The county is traversed by excellent lines of communication, both by steam and water. The New York Central, West Shore, Delaware and Hudson railroads pass through the county. These, with the Erie canal and Hudson river, afford remarkable facilities for quick transportation. The nearby markets are Albany, Troy, Cohoes and Watervliet.

The educational and religious advantages are, like all the counties of the State, unsurpassed. Besides the excellent city schools, there are 146 district schools, and a State Normal located at Albany. The average tax rate on farm property is .0150. There are 90 miles of State and county roads and 994 miles of other improved highways. The county contains 3,146 farms, and the average value of farm land is \$23.94. The average value of farm land, including the buildings, is \$49.61. These figures show that the buildings are worth \$1.73 more per acre than is the land itself. The value of all farm property is \$17,742,896, an increase of 11.8 per cent. over 1900. In 1910 domestic animals were reported on 2,946 farms, consisting of: Dairy cows, 13,483; horses, 8,780; swine, 13,607; sheep 17,070; poultry, 171,339. There are fourteen agricultural organizations for the purpose of promoting farming interests in the county.

ALLEGANY COUNTY.

AREA, 1,047 SQUARE MILES — POPULATION, 41,412.

Allegheny county is located in what is known as the southern tier of counties, considerably west from the centre of the State. A large portion of the county is rough and mountainous. The highest summits in the southern part, near the Pennsylvania line, are from 500 to 800 feet above the valley and from 2,000 to 2,500 feet above tidewater. The surface of the county is traversed by deep valleys, whose sides are, in many places, too steep for cultivation. The Genesee river flows northeast a little to the west of the centre of the county, and the many tributaries of this river have cut deep valleys in different directions.

The soil of the county is what is known as the volusia soils, which soils are derived through feeble glaciation from the shales and sandstones of Devonian and Upper Carboniferous ages. The surface soil of this type consists of a gray, light brown or pale yellow silt loam, with a depth of some eight or nine inches. The volusia loam is the most important agricultural soil of the volusia series and this obtains to a considerable extent in Allegheny county. The soil upon the upland is generally a heavy clay and, in the valleys, a gravelly loam alluvium. This soil is excellently adapted for grazing, and wherever it is found dairying can be profitably engaged in. It is good soil also for wheat and spring grains. In short, for general farming.

Allegheny county contains many excellent farms and farming lands, notwithstanding the roughness of its contour. The lines of communication necessarily follow the valleys and pass in crooked lines throughout the county. There are 1,536 miles of graded and improved highways, of which 17 miles are State roads. There are no large towns in the county; but there are many villages ranging in population from 1,000 to 4,000. The education advantages are shown by the 245 district schools and Alfred University, located at Hamilton. This school offers a four-years' course in agriculture.

Some of the leading crops of the county are as follows: Corn, 94,126 bushels; oats, 935,955 bushels; wheat, 28,147 bushels; barley, 39,000 bushels; buckwheat, 170,620 bushels; rye, 6,385 bushels; potatoes, 1,631,123 bushels; hay and forage, 175,279 tons. It ranks fifth in the production of potatoes and fourth in the number of farms. The county has twenty-two agricultural societies for the purpose of promoting agricultural interests in the county. The importance of dairying is shown in the 39,573 milch cows found on the farms of the county. The other live stock being: Horses, 13,542; swine, 14,062; sheep, 24,320; and poul-

try, 187,579. The total value of all farm property is \$26,071,862, comprising 4,937 farms. The average value of farm land is \$19.11 per acre, an increase since 1910 of only \$1.21. The average price of land, including buildings, is \$37.32.

BROOME COUNTY.

AREA, 609 SQUARE MILES — POPULATION, 78,809.

This is one of the southern counties bordering on the Pennsylvania line. Its surface is diversified with rolling uplands, broad intervals and narrow valleys. The hill ranges extend from the Pennsylvania line northerly through the county, rising from 300 to 600 feet above the valley, and from 1,200 to 1,500 feet above the tide level. Generally, these hills are rounded and arable. The rocks belong to the Chemung and Catskill groups, the former, consisting of slate, sandstone and shale, occupying the northwestern portion of the county; the latter, consisting of red and gray sandstone; red shales and slate are found in the southwestern portions, covered in many places with drift. Along the rivers, viz., the Susquehanna, Chemung and Tioughnioga, the soil is exceptionally fertile, while the higher and hilly portions afford fine grazing and are well adapted for dairying and stock raising, and fruit, especially apples, is raised with great success wherever orchards are properly cared for.

There are good lands in this county that can be purchased for an average of \$22.50 per acre, with fair to good buildings. The average price of farm lands in the county, including buildings, is \$31.06, an increase of 9.8 per cent. since 1900; but this increase is caused by improvements, as the present average value of the farm land, \$16.08 per acre, is \$1.61 less than ten years ago. Land values should double in this county in the next decade. The total number of farms in this county is 4,017. The value of all farm property is \$16,638,994. Total number of cattle, 45,620; horses, 8,762; sheep, 9,600; poultry, 184,377. The production of principal crops for 1910 is as follows: Corn, 85,215 bushels; oats, 278,170 bushels; buckwheat, 154,982 bushels; potatoes, 708,114 bushels; hay and forage, 113,789 tons. Butter, wool and meat are well represented in line of products — 3,386 farms report dairy cows; product, 16,069,529 gallons of milk. The total receipts for the sale of dairy products is \$1,561,745.

The county seat is Binghamton, having a population of about 50,000. The D., L. & W., the Erie and D. & H. railways traverse the county from east to west and north to south and, together with good roads, give excellent transportation facilities, at low rates, to ample markets. There are only twenty-five miles of unim-

proved highway in the county. The average rate of taxation for farm lands in this county is .0168. There is no large tract of timber, but most farms are well supplied with wood. Ponds, wells, springs and streams give excellent and abundant supply of water. There are 207 district schools. Pomona grange, ten granges, a corn testing association, poultry association, county agricultural society, county fire relief association, which, with the Binghamton Industrial Exposition, furnish educational advantages above the ordinary. There are forty-eight milk stations and factories in this county.

CATTARAUGUS COUNTY.

AREA, 1,250 SQUARE MILES — POPULATION, 65,919.

This county lies near the southwest corner of the State, with its entire southern boundary on Pennsylvania. The surface is a hilly, rolling upland, separated by deep valleys into distinct ridges, having a north and south direction. Nearly the whole county is broken, but most of the hills are arable to their summit, yet in some instances they are too steep for profitable cultivation, but are excellent for pasturage. Toward the northern part the mountainous features become considerably modified. The county is threaded by an unusual number of streams, the Allegany river and Cattaraugus creek being the principal ones, each receiving several tributaries. Most of these streams afford water power. The rocks of this county are chiefly of the Portage and Chemung groups. Good building stone is found in large quantities. The soil is rich and productive, highly adapted to hay and forage, and since the decline of the lumber business, dairying has become of much importance, especially in the northern part. There are excellent railroad facilities over which the products of the county reach ample markets, Buffalo being but a very short distance to the northwest. The town, county and State roads are generally good, there being 40 miles of State roads and 1,576 miles of other improved highways. These facilities afford easy transportation from the farm to the railroad stations or village and town markets. South from the county in Pennsylvania are also good markets for the farm products of this county.

The total number of farms is 6,017; of these 5,556 report domestic animals. Of these animals, 59,779 are milch cows, 13,888 are horses, 9,708 sheep, 17,854 swine, and 235,088 head of poultry of all kinds. The principal products of the county for 1910 are as follows: Corn, 175,962 bushels; oats, 803,741 bushels; barley, 16,799 bushels; buckwheat, 209,281 bushels; potatoes, 879,253 bushels; hay and forage, 237,093 tons; maple sugar, 493,694 pounds. Fruit also is successfully grown, the county standing number twelve in the production of apples and fifteen in the production of grapes. Dairy products amounted to 29,530,826 gal-

lons of milk. The value of dairy products for 1910 is placed at \$2,608,086.

The total valuation of all farm property is given at \$30,276,650, and the average price per acre of farm lands and buildings is \$34.94 per acre, an increase of 32.4 per cent. since 1900. The county has eighteen farms with a total acreage of 3,131 acres, which can be bought for a price averaging \$33.42 per acre with fair to good buildings. The average tax rate on farm property is .01392. Churches of all denominations are scattered throughout the county. Thirty-two agricultural organizations assist in bettering agricultural and social conditions. The 343 district schools, together with the High schools of the villages, a State Normal at Fredonia, and St. Bonaventure's College at Allegany, afford excellent educational advantages.

CAYUGA COUNTY.

AREA, 752 SQUARE MILES — POPULATION, 67,106.

This county is situated in the central part of the State in what is known as the inland lake section. It is long, narrow and irregular in shape, with its northern line bounded by Lake Ontario, its lower western part by Lake Cayuga, and touching Skaneateles Lake on the east. Nearly in the centre of the county lies Lake Owasco, ten miles long, which is near the city of Auburn, the county seat. This city is a manufacturing centre, and is the home of the oldest prison in the State. Its surface features are undulating. There are no great tracts of timber, yet there is a fair stand on most of the farms. The Seneca river traverses the upper half of the county with numerous smaller streams, affording good water power and giving, with the ponds and lakes of the county, an abundant supply of excellent water.

The soil is very fertile, consisting of a fine quality of sandy or gravelly loam, intermixed with clay, muck and alluvium in the northern part, and a very productive, gravelly and clay loam in the southern part. The markets for farm and mill products are easily reached over the New York Central lines, the Lehigh Valley and the electric lines that traverse almost every portion of the county. The highways are in excellent condition. Along the shores of Lake Cayuga are numerous quarries of water lime, quick lime, gypsum and sandstone.

The number of farms in the county is reported to be 4,785, which support 103,173 domestic animals and 360,543 head of poultry. The products of Cayuga county farms for 1910 were: Milk, 14,034,684 gallons from 27,199 dairy cows. The total receipts for all dairy products being \$1,251,408; corn, 850,149 bushels; oats, 1,210,652 bushels; barley, 300,512 bushels; buckwheat, 388,598 bushels; potatoes, 1,037,829 bushels; hay and for-

age, 151,721 tons. The county ranks first in barley and buckwheat; second in corn and poultry; fifth in honey, and seventh in oats. It is also an excellent fruit county. Apples, cherries, peaches, pears, plums and prunes are raised in abundance, and are of the finest quality.

The average tax rate on farm property is .01955. Throughout the entire county are scattered prosperous and beautiful villages, where high and graded schools are up to the full standard of excellence demanded by the State. Wells College for Women is located at Aurora. In addition to these schools there are 224 district schools in the county. One thousand two hundred and six acres of land is listed in the farm bulletin issued by the Department of Agriculture. The total value of farm property in this county is \$26,915,448, an increase of 19.8 per cent. over the value given in the 1900 census. The average value of farm land, including buildings, is \$50.40. The average value of land is \$25.81, which is a decrease of eighteen cents per acre from 1900; the great increase of nearly \$4,500,000 being in buildings and other improvements. These figures show the prosperity of the farmers in this county.

CHAUTAUQUA COUNTY.

AREA, 1,099 SQUARE MILES — POPULATION, 105,126.

Located in the southwest corner of the State and its shores washed by the waters of Lake Erie. The surface features are mostly hilly and rolling upland. A bluff of twenty to thirty feet elevation extends along the lake front, and from its summit the land spreads out into an undulating region rising for a distance of three or four miles. This comparatively level tract is bordered by the declivities of a hilly upland, which covers the central and southern portion of the county. These uplands are broken by deep valleys. There are small tracts of timber, but not much for commercial purposes. The county is well watered. Conewango creek is the largest stream, the other principal streams being Cataraugus, Silver, Walnut and Canandaway. There are several small lakes in the highlands, and Chautauqua lake is also in this county. The soil upon the uplands is principally clay, mixed with disintegrate shale, generally known as flat gravel. In the valleys is found a fine quality of sandy and gravelly loam, mixed with alluvium. Along the lake shore is a strip of very productive clay loam. The uplands of all the county are arable to their summits.

The principal markets inside the county are Jamestown, the capital, with a population of 31,000, and Dunkirk, with a population of 17,000, together with a large summer population at Chautauqua. The great markets, however, for the county lie outside and include Chicago, Philadelphia, Buffalo, New York, Boston,

and other great populous centres. Chautauqua is the greatest grape producing county in the United States. The report for 1910 shows that 3,582 carloads of grapes, 1,225,000 gallons of grape juice, and 750,000,000 gallons of wine were produced on the 35,000 acres of vineyard land. Other leading products are as follows: Corn, 500,850 bushels; oats, 846,513 bushels; buckwheat, 257,341 bushels; barley, 36,392 bushels; wheat, 19,379 bushels; potatoes, 778,277 bushels; hay and forage, 228,907 tons. In respect to live stock, the number of farms reporting domestic animals is 6,963, classified as follows: Dairy cows, 49,648; horses, 17,363; swine, 20,757; sheep, 14,294; poultry, 325,621.

The total number of farms in the county is 7,500. The value of farm property is \$43,738,499, an increase of 41.8 per cent. in the last decade. The average price per acre of farm land, including buildings, is \$58.38. There are offered for sale in the State bulletin of farm lands 5,156 acres at an average price per acre of \$43.35. In 1910, there were produced 23,384,208 gallons of milk. The total receipts for sale of dairy products was \$2,034,455. The average tax on farm property is .01955. There are 277 school houses in the county besides the High schools. Churches of all denominations are scattered throughout the county. There are 40 agricultural organizations in the county, 36 miles of State roads, and 1,869 miles of improved highways. It ranks first in grapes, second in currants, and fourth in poultry.

CHEMUNG COUNTY.

AREA, 513 SQUARE MILES — POPULATION, 54,662.

This is a lower tier county, bordering on Pennsylvania. The surface is uneven and rolling, in some places rising into considerable mountains. The country along the river banks is level and alluvial, and those flats are in some places extensive and exceedingly fertile. There is considerable timber on the more mountainous portions of the county. It is well watered by springs, creeks and ponds, and the Chemung river flows through the county. Along the broad valley of this river tobacco is extensively grown. The county produces more tobacco than any other area of its size in the entire country. Catherine creek flows north through the central valley into Seneca lake. The streams tributary to the Chemung are Post, Sing Sing, Newton, Goldsmith, Wynkoops and Cayuta from the north, and the Hendy and Seely from the south. The valleys of these streams are narrow, bordered by steep hills. The soil is sandy and gravelly loam, intermixed in some places with clay.

There are ample markets for all the products of the county, the principal home or county market being Elmira, the county seat, with a population of 37,000. The lines of railroad are ample to

supply transportation to inexhaustible markets, both in New York and Pennsylvania.

The leading crops for 1910 were as follows: Corn, 106,999 bushels; oats, 253,138 bushels; buckwheat, 188,079 bushels; potatoes, 370,110 bushels; hay and forage, 51,053 tons; tobacco, 2,903,700 pounds; 1,970 farms in the county report domestic animals, classified as follows: Dairy cows, 11,035; horses, 5,421; swine, 4,099; sheep, 7,000; poultry, 92,712. The total number of farms in the county is reported to be 2,193; average price per acre, \$36.56 for land and buildings. Value of all farm property, \$10,288,587, an increase of less than one-half of 1 per cent. since 1900. There are listed from this county in the farm bulletin of the Department of Agriculture 9,496 acres at an average price per acre of \$25.50. The average value of farm land is \$19.81 per acre, a decrease of \$3.64 per acre from the value as given in the census of 1900. We cannot understand why land values have decreased in this county. There must surely be a big increase in value in the near future. That her farmers are prosperous is proved by an increase in the value of farm buildings of nearly \$700,000 during the last decade, and we must remember that this is a small county.

One thousand seven hundred and eighty-one farms report dairy cows. The total receipts for dairy products are \$521,565. The amount of milk produced, 5,539,570 gallons. The taxes on farm property in this county are .01846. There is one commissioner school district with 111 district schools, and a college, located at Elmira. Here is also located one of New York State's reformatory institutions, and the Erie Railroad car shops, which employ a large number of workmen.

CHENANGO COUNTY.

AREA, 898 SQUARE MILES — POPULATION, 35,575.

This is one of the interior counties lying southeast of the center of the State. The surface is elevated and in some places broken and hilly. Two broad and deep valleys traverse the county from north to south, the first lying between the Unadilla and Chenango rivers, the second between the Chenango and Otselic rivers. These ridges are sub-divided by numerous lateral and some parallel valleys. The summits of these ridges are broad and rolling with an elevation of from 300 to 800 feet. There is considerable timber on these upland ridges; chestnut, maple, beech, etc. The county is remarkably well watered, streams, brooks and springs abound furnishing abundant water for villages and farms. In basins among the hills, far above the valleys, are numerous small ponds. The valleys are broad, fine and highly cultivated intervals of an average width of one mile, usually bordered by

finely wooded hillsides. Towards the southern part of the county are found Tully limestone, Genesee slate and sandstones. The sandstone furnishes a good material for building and flagging. Grindstones and whet-stones have been quarried near Oxford. On the summits of the hills toward the south is a red sand stone of the Chemung group. The soil of the county is almost entirely derived from the disintegration of the rocks and is strong and productive.

The D., L. & W.; N. Y., O. & W., and D. & H. railroads give ample transportation of all manufactured and farm products. Dairying is the great industry; the product was 29,919,490 gallons of milk; receipts from the sale of dairy products, \$2,957,886. There are 58 milk stations and factories in this county and 3,948 farms report dairy cows. The leading crops grown in 1910 were: Corn, 177,897 bushels; oats, 440,758 bushels; barley, 4,935 bushels; buckwheat, 75,922 bushels; potatoes, 671,087 bushels; hops, 69,749 pounds; hay and forage, 222,054 tons. The total number of farms, 4,258. Value of all farm property, \$20,912,060, an increase of 19.2 per cent. over 10 years ago. Average price per acre of farm land, including buildings, \$27.63. In the bulletin issued by the Department of Agriculture 10,295 acres are listed, all farms containing good houses, at an average price of \$22.71 per acre. The average value of farm land as shown in the 1910 census reports is \$13.97 per acre, a decrease of \$0.53 from the 1900 value. With an increase of nearly \$2,000,000 in the value of buildings alone, these farmers must be prosperous, and land values should show a decided increase during the next few years. The average rate of taxation of farm property is .0185.

Chenango is an excellent fruit county; some of the most famous apples originated in this county, notably the Chenango Strawberry apple. There are churches of all denominations located in villages and rural districts, and 355 district schools furnish ample educational facilities. There are 1,661 miles of improved highway and 54 miles of State and county roads.

CLINTON COUNTY.

AREA, 1,092 SQUARE MILES — POPULATION, 48,230.

Clinton county lies in the northeast corner of the State and is bounded on the eastern side by beautiful Lake Champlain. The surface is generally hilly and broken, and in the southern and western parts, mountainous. This section affords wonderful scenery, and is rich in deposits of magnetic iron ore of the best quality. A part of the central and western portions of the county is covered by the original forests and is too rough for agricultural

purposes. Along the lake shore the surface is level or moderately uneven. Drift deposits are abundant in the northern and eastern parts. Peat bogs are also common. The soil is of a clay and sandy loam and many fine farms are found in this county. Ausable, Little Sable, Salmon, Saranac, Little Chazy, Great Chazy, and the English are the chief rivers. Upon all of these rivers and streams are numerous falls, furnishing an immense amount of water power. In the western wilderness portion are many famous lakes, the principal of which are Chateaugay, Chazy, Sampson and Taylor lakes. This section is a great resort for hunters; game and fish being found in abundance. Plattsburg, the capital, has a population of 11,000 and furnishes a good local market. A United States military post is located here, and Dannemora State Prison is located in the county. The chief disposition of the mineral and agricultural production is outside the State over the lines of the D. & H. and by way of Lakes Champlain and George and the Champlain canal. There is a large business carried on in lumbering, mining, iron making, and, for the area covered, a remarkable showing in agriculture. There are great possibilities for apple culture in this county.

The principal agricultural products of the county for the year 1910 are as follows: Corn, 154,628 bushels; oats, 643,439 bushels; barley, 32,853 bushels; buckwheat, 102,833 bushels; potatoes, 1,325,041 bushels; hay and forage, 103,362 tons. The total number of farms in county 3,608. Value of all farm property, \$18,116,645, showing the remarkable increase of 50.3 per cent. over the value of 1900. The average value of unimproved land also shows an increased value of \$3.40 per acre. The number of farms reporting domestic animals, 3,466, which are classified: Dairy cows, 25,032; horses, 10,415; swine, 11,563; sheep, 11,069; poultry, 98,617. The average price of farm lands, including buildings, is \$31.37. Number of farms reporting dairy cows, 3,261. The total product of milk for 1910 was 10,188,024 gallons. Total receipts from sale of dairy products, \$779,834. The average tax rate on farm property is .0138. There are 185 district schools, several excellent high schools, and a State Normal located at Plattsburg. There are 13 agricultural organizations in the county, viz.: 1 county fair association, 11 granges and 1 Pomona grange; 64 miles of State and county roads and 947 miles of other improved highways furnish excellent local transportation facilities.

COLUMBIA COUNTY.

· AREA, 688 SQUARE MILES — POPULATION, 43,658.

This county lies on the east shore of the upper Hudson and extends east to the line of Massachusetts. The Taghkanic mountains extend along the east border, and the adjoining parts of the

county are broken by irregular ranges of hills which constitute the outlying spurs of these mountains. The western portion of the county spreads out into an undulating plateau, terminating in the bluffs of the river. The principal streams are the Jansen kill, Claverack and Kinderhook creeks. These streams and their tributaries have numerous valuable water-powers, and prosperous mills are located along them. In the northern portion of the county are numerous picturesque lakes and ponds, the principal of which are Kinderhook, Copake, Charlotte lakes; Whitney's, Robinson's, Snyder and Rhoda ponds, all well stocked with fish. The prevailing rocks of the county are the Hudson river shales; limestone occurs in different parts of the county, and iron ore is found at Copake and Ancram. Thermal and mineral springs are found in places, the former quite celebrated, located at New Lebanon.

The various branches of agriculture from the leading industrial pursuits of the people. At the same time, there is manufactured to a large extent, paper, cotton fabrics, vegetable extracts and iron. The county is most favorably situated for commerce, as the largest ships come up to Hudson, which is the county seat, with a population of 11,500. The principal crops for 1910: Corn, 410,576 bushels; oats, 503,088 bushels; buckwheat, 81,073 bushels; rye, 230,195 bushels; potatoes, 232,702 bushels; hay and forage, 89,208 tons. It ranks first in the production of rye. The demand for rye straw in New York city makes this product almost as valuable as the grain itself. The livestock of the county is classified as follows: Dairy cows, 16,126; horses, 9,050; swine, 13,091; sheep, 25,229; poultry, 172,879; production of milk, 7,772,732 gallons. Total receipts from sale of dairy products, \$714,274. Columbia county is a choice location for the raising of apples and other orchard fruits. The soil survey recently made states that the county has soil and climate equal to any portion of the State for orcharding. Tax rate upon farm property averages .01717.

There are two commissioner school districts with 70 and 81 district schools respectively. Churches of all denominations are established in all the villages and through the rural sections. The county has 20 agricultural organizations. In this county are 64 miles of State roads, and 1,196 miles of graded and improved highways. There are 2,963 farms, the value of which, including land, buildings, machinery and livestock, is \$19,819,369. This is an increase of 31.6 per cent. for the 10 years. The average value of farm land, including buildings, is \$42.60 per acre. The prosperity of the farmers in this county is noted in the increase of nearly \$2,500,000 in the value of buildings alone.

CORTLAND COUNTY.

AREA, 485 SQUARE MILES—POPULATION, 29,249.

Cortland county lies in the central part of the State. Its surface is hilly, rolling, and, in places, broken, consisting mostly of arable ridges with rich valleys between. The highlands are divided into general ridges extending north and south through the county. The northern part of the county spreads out into a high plateau, broken by hills. The drainage is nearly all through the Tioughnioga river, which flows centrally through the county. The county is well watered; naturally drained. The soil upon the hills is principally a sandy and gravelly loam; that of the valleys is of the same general character, with a large mixture of disintegrated slate, shale and limestone. Cortland, a city of nearly 12,000 population, located centrally, is the county seat. There are extensive carriage, wagon, and wire cloth manufactories located here. This is a distinctively agricultural county. Like most of the counties of New York, the ample railroad facilities of the county bring it within easy reach of great markets. There is considerable timber, but in no large tracts, and consists of many maple trees from which sugar is made, the amount being given in the last census as 25,381 gallons of syrup and 118,550 pounds of sugar.

The number of farms reporting domestic animals is 2,444, classified as follows: Dairy cows, 27,427; horses, 7,033; swine, 5,233; sheep, 3,616; poultry, 153,550. The product of milk in the county, 15,743,198 gallons; and the total receipts from the sale of dairy products, \$1,578,776. The leading crops grown in 1910: Corn, 74,105 bushels; oats, 396,974 bushels; barley, 24,348 bushels; buckwheat, 110,793 bushels; potatoes, 750,187 bushels; hay and forage, 130,414 tons. The average tax rate on farm property is .01557. Churches and schools abound. Cortland is the location of a State Normal school, and 145 district schools are well located throughout the county; 25 agricultural organizations are devoted to the interests of the farmer, and 60 well located dairy stations and factories are found. Apples and other orchard fruit are successfully raised and in abundance.

The total number of farms in the county is 2,610; the average value of land and buildings is \$31.73 per acre. The value of all farm property is given in the 1910 census as \$13,171,013. This shows an increase of 19.6 per cent. over the value of a decade ago. This increase is, however, wholly represented by livestock, machinery and implements. The price of land has declined 83 cents per acre and the farm buildings in the county are worth \$1,360,000 more than in 1900. The next few years will, without doubt, change these statistics very much when the "boom" of New York farms reaches the county.

DELAWARE COUNTY.

AREA, 1,580 SQUARE MILES — POPULATION, 45,578.

Delaware stands the sixth largest county in the State and is located centrally, distant about seventy miles from Albany. It was named from the river which forms its southwest boundary. Its surface is a hilly and mountainous upland, divided into three general ridges by the valleys of the two branches of the Delaware river. This upland region is a connecting link between the Blue Ridge upon the south and the Catskill and Helderberg mountains on the north. In the south part these ridges form a mountainous region, with lofty, rocky peaks and wild, narrow ravines. In the north part the highlands are less wild and precipitous, and the whole region assumes the character of a rugged, hilly upland. The soil is generally of a dark reddish color, composed of disintegrated sandstone and shale. In the valleys are many strips of very fertile alluvium. There is considerable fine woodland on the higher portions of the county. The waters of the entire region are clear and pure. Brooks, streams, rivers and ponds abound, and are noted for the enormous water power they afford.

Dairying is the principal pursuit and the county has become famous for the quality of its butter. There are good facilities for transportation of all products to the markets of the State, it being but a short run to New York city. There are 5,044 farms reported in the census of 1910, and the valuation of farm property is placed at \$27,714,855, a 25 per cent. increase over 1900. The average price of farm land, including the buildings, is \$26.65. Domestic animals in the county are classified as follows: Dairy cows, 78,073; horses, 12,022; swine, 10,526; sheep, 9,302; poultry, 239,755. The total product of milk was 41,144,471 gallons, and the total receipts from the sale of dairy products was \$4,724,951, these figures being excelled only by St. Lawrence county.

There are good lands in this county which can be purchased for an average price of \$23.88 per acre, with fair to good buildings. The principal crops grown in the county in 1910 are as follows: Corn, 45,785 bushels; oats, 337,938 bushels; buckwheat, 132,284 bushels; potatoes, 479,060 bushels; hay and forage, 247,773 tons. The production of apples in 1900 was 463,207 bushels and this was not a favorable year. The county seat is Delhi, a village of about 3,000 inhabitants. The rate of taxation on farm property is .0255. Churches of different denominations are found, and 346 district schools are conveniently situated. Twenty-four agricultural associations are devoted to the best interests of the farmer. There are also sixty-eight dairy stations and

factories in the county, averaging over three to each town. Forty-two miles of State roads and 2,220 miles of improved highways furnish excellent local transportation facilities.

DUTCHESS COUNTY.

AREA, 810 SQUARE MILES — POPULATION, 87,661.

Lying on the eastern line of the State, bounded by Connecticut, and on the west by the historic Hudson river. It is about midway between Albany and New York city. Its surface is principally a rolling and hilly upland. The Taghkanack range of mountains extends along the eastern border. A wide valley skirts the west foot of these mountains extending to the broad Matteawan and Fishkill range and runs north and south through the entire central portion of the county. It is drained by several streams, the principal one being Ten Mile river. Toward the north, these mountain elevations become more sloping and the country assumes a more rolling character. The principal streams lying to the north are the Sawkill, Landimans, Crum Elbow, Fall, Wappingers and Fishkill creeks. The county is rich in mineral rocks, and near the center of the county are quarries where a fair quantity of marble is found, pure white, fine-grained and susceptible of high polish. The soil is generally of a fine quality of sandy and gravelly loam.

Agriculture is the leading industry and offers great attractions to the farmer on account of the variety and fertility of the soil and the nearness to the markets of New York city. The choicest apples in the world are grown in this county, many of which are exported to Europe. The principal crops in 1910 were: Corn, 744,303 bushels; oats, 468,039 bushels; wheat, 32,920 bushels; buckwheat, 54,504 bushels; rye, 80,229 bushels; potatoes, 300,275 bushels; hay and forage, 122,406 tons. The following domestic animals were reported: Dairy cows, 31,241; horses, 10,945; swine, 19,798; sheep, 14,719; poultry, 236,074.

The average price of farm land and buildings is \$58.52 per acre. There are over 1,000 acres, with good improvements, listed in the farm bulletin of the Department of Agriculture at an average price of \$57.71 per acre. The product of milk from the 2,967 farms reporting dairy cows is 18,869,564 gallons, and the receipts from the sale of dairy products is \$2,084,655. The average rate of taxation on farm property is .01369. The number of farms in this county is 3,600, and the total value of all farm property is \$32,968,710, an increase of nearly \$8,000,000 over the value given in the census for 1900. This increase is exceeded only by six other counties in the State.

There are twenty-nine agricultural organizations in the county, including twenty-four granges; thirty-two milk stations and factories are reported. The educational advantages are extraordi-

nary, there being 183 district schools, several standard High schools, and St. Stephen's College at Annandale. Vassar, the leading women's college in the country, is located at Poughkeepsie. This city, the capital of the county, has a population of 28,000 and is the leading manufacturing centre. At Matteawan is located the New York State Hospital for the criminal insane. Dutchess county presents great possibilities for farm investments and general farming. Watch land values climb during the next few years.

ERIE COUNTY.

AREA, 1,171 SQUARE MILES — POPULATION, 528,985.

Erie is one of the larger counties both in area and population. It lies at the west end of the State, upon Lake Erie and Niagara river, distant 253 miles west of Albany. Its surface is level in the north, rolling in the center and hilly in the south. A region perfectly flat and of considerable extent lies along Tonawanda creek and occupies the greater part of the northern tier of towns. Niagara river, an outlet of Lake Erie, forms a portion of the western boundary. The current of this river flows at a rate of about two and a half miles per hour and is navigable to about two miles above the falls. There are a large number of streams traversing the county. The soil in the northern part of the county is, generally, still clay loam, interspersed with beds of marl and muck. Further south is found a clay gravelly loam, resting upon limestone. The southern hills are covered with drift consisting of clay and gravel. The soil of the valleys is generally a gravelly loam and alluvium.

The principal pursuits are grain raising and dairying, the hilly regions being well adapted to grazing and stock raising. It is also a strong fruit county and ranks high in the production of orchard and vineyard products. Buffalo, the county seat, is a city of 423,000 and affords an unlimited market. It is the western terminal of the great barge canal now being constructed from Lake Erie to the Hudson river. An enormous commercial business is carried on by way of the lake to the towns along its shore.

The principal crops are: Corn, 588,563 bushels; oats, 1,384,876 bushels; wheat, 355,870 bushels; buckwheat, 169,673 bushels; potatoes, 3,014,450 bushels; hay and forage, 207,202 tons. The total number of farms is 8,178. Value of all farm property, \$63,808,399, an increase of 23.7 per cent. since 1900. The prosperity of the farmers in the county is recognized in the \$6,500,000 increase in the value of farm buildings alone during the last decade.

The average price per acre of farm land, including buildings, is \$95.40. There are 6,756 farms reporting dairy cows, from

which 24,470,712 gallons of milk were produced, and the total receipts from the sale of dairy products was \$2,323,714. The average tax rate on farm property is .0124. There are 259 district schools, and the different high schools are up to the high standard required by the State. Churches of all denominations are scattered throughout the rural parts of the county. Erie county has nineteen agricultural organizations for the purpose of conserving some one or more of the agricultural interests. Thirty-six dairy stations and factories meet the demand of the farmers for milk markets. There are 163 miles of State and county roads and 1,680 miles of other improved highways in the county. For those who wish to settle in the vicinity of a great city, Erie county offers alluring possibilities for truck gardening, for which the soil is especially adapted.

ESSEX COUNTY.

AREA, 1,926 SQUARE MILES — POPULATION, 33,458.

Essex, the second largest county in the State, is located in the northeast part of the State. It is by far the most broken and mountainous. With the exception of a strip of level land along the shore of Lake Champlain, nearly the whole county is of an Alpine character. High, rocky peaks and immense mountain masses abounding in wild, broken crags and stupendous precipices, separated by narrow ravines and deep gorges, form the general features of the landscape.

Among the mountains are immense beds of magnetic iron ore; and other minerals that are interesting to science are found in abundance. Lake Champlain and Lake George lie partly in the county. These lakes and the Champlain canal, together with such streams as the Hudson, Saranae and Raequette rivers, form a convenient outlet for the large amount of logs, lumber and mineral products of this county. There is also an outlet for everything marketable, in the county, on the north via the Richelieu and St. Lawrence rivers.

Notwithstanding the comparatively small area of agricultural lands—only one-third of the area being in farms, and only one-eighth in improved farms—there is a remarkably good report of agricultural production, showing that the arable lands must be composed of strong, productive soil.

There are reported 2,274 farms, and the total value of all farm property is \$11,129,202, an increase of 39.9 per cent. during the past ten years. The average price of improved farm land in the county is \$24.71. There are 1,411 acres of farm lands listed for sale in the farm bulletin of the Department of Agriculture, at an average price of \$17.63 per acre.

The leading crops of the county are: Corn, 96,383 bushels; oats, 222,971 bushels; barley, 9,395 bushels; buckwheat, 25,197

bushels; potatoes, 269,319 bushels; hay and forage, 50,479 tons.

The number of farms reporting domestic animals is 2,139, classified as follows: Dairy cows, 10,634; horses, 5,907; swine, 4,949; sheep, 19,814; poultry, 61,169.

The product of milk is given as 4,976,712 gallons. The total receipts from the sale of dairy products, \$303,933.

The rate of taxation on farm property is .0356. There are two commissioner school districts, with 86 and 78 district schools. The same favorable condition exists in regard to churches of all denominations. There are 14 agricultural organizations in the county, viz.: One agricultural county fair association and 13 granges, including 1 Pomona. The county has 100 miles of State and county roads and 1,069 miles of other improved highways. A smaller per cent. of the farms of Essex county are mortgaged than in any other county in the State.

FRANKLIN COUNTY.

AREA, 1,718 SQUARE MILES — POPULATION, 45,717.

Franklin county ranks fourth in land area, and is situated on the north line of the State, bordering on Canada. Its surface is mostly level in the northern part, undulating and rolling in the center and broken and mountainous in the eastern portion. The whole county has a gentle slope to the north. The various rivers and streams of the county are, therefore, tributaries of the St. Lawrence. These streams are primarily the Chateaugay, Salmon, Little Salmon, Deer, St. Regis and Racket rivers. In the southern and mountainous portions of the county are a large number of lakes, some of them several miles in extent. In the northern part the people are engaged in agriculture. Excellent crops of spring grains and potatoes are grown. Dairying is carried on to a large extent; the soil yielding excellent crops of hay and pasturage. There is a large amount of timber in the central and southern portions.

The northwestern corner of the county, including the towns of Bombay, Ft. Covington, Westfield and portions of Constable and Moira, is underlaid by calciferous sandstone, with a supersoil of clay. South of this is a strip of Potsdam sandstone about eight miles wide, then another of calciferous sandstone which has a sandy soil; the remainder being of a fine, fertile loam mixed with clay. As the mountains are reached the soil becomes less fertile and is not greatly cultivated.

The county seat is located at Malone, a village of about 6,500 population. The St. Regis Indians have a reservation of about 24,000 acres in the northwest corner of the county; they number about 1,200. There are ample transportation facilities for marketing the lumber, ores and agricultural products of the county.

The total number of farms in the county is 3,675, valued at \$17,751,227, a gain of 37.5 per cent. over 1900. The average price per acre of improved land is \$32.50. There are listed in the farm bulletin of the Department of Agriculture 2,418 acres of land, offered at an average of \$34 per acre. The average rate of taxation is .02582. The principal crops raised in 1910 were: Corn, 144,646 bushels; oats, 756,302 bushels; wheat, 10,142 bushels; barley, 62,709 bushels; potatoes, 1,433,761 bushels; hay and forage, 107,630 tons. The county ranks seventh among the counties in the production of both barley and potatoes.

Three thousand four hundred and six farms report domestic animals, classified as follows: Dairy cows, 28,964; horses, 9,262; swine, 12,893; sheep, 5,233; poultry, 98,495. The product of milk was 12,715,196 gallons. Total receipts from the sale of dairy products, \$1,135,644.

There are 99 district schools; many churches of all denominations, and 14 agricultural organizations, viz.: One dairyman's association; 1 agricultural society; 1 county fair association; 1 Pomona grange; and 10 granges. Franklin county has 40 dairy stations and factories. The hardier kinds of apples are grown in abundance, and the fruits are easily cultivated.

FULTON COUNTY.

AREA, 544 SQUARE MILES — POPULATION, 44,534.

Located north of the Hudson river, distant forty-five miles west of Albany. Its surface features are a rolling and hilly upland rising into a mountainous region on the north. In this part of the county are a large number of lakes, forming a characteristic feature of the wilderness region of northern New York.

There are many streams of considerable note which traverse the county; most of them affording ample water power. The soil in the south part and along the valleys is mostly a gravelly and clayey loam, and is well adapted to pasturage and dairying, and, in the more favorable localities, produces excellent crops of grain. Manufacturing is carried on to a large extent, especially in gloves, of all qualities, and mittens. This industry is a distinguishing feature, as more gloves and mittens are manufactured in this county than are made in all the rest of the United States. Gloversville, Johnstown and vicinity are the chief localities where this important industry is pursued. The county seat is Johnstown.

In the northern portion of the county are large tracts of fine timber, chiefly owned by the State, though private parties have considerable holdings. There are ample facilities for marketing all agricultural or manufactured products over the A., J. & G. electric and steam lines connecting the interior of the county with the great trunk lines of the N. Y. C. & H. R. R. R.

The total number of farms is 1,932. Total valuation of farm property, \$6,808,265. Average price of farm lands per acre, \$25.30. These figures show that the increase in farm lands was only 44 cents per acre over the value given in 1900. There are 1,329 acres of farm lands listed in the farm bulletin issued by the Department of Agriculture, at an average price of \$15.73 per acre. The principal crops for 1910 are: Corn, 121,209 bushels; oats, 218,517 bushels; buckwheat, 44,879 bushels; potatoes, 271,868 bushels; hay and forage, 50,479 tons.

The number of farms reporting domestic animals is 1,741. These animals are classified as follows: Dairy cows, 9,835; horses, 4,064; swine, 4,344; poultry, 67,193. From the 9,835 dairy cows are produced 4,533,935 gallons of milk. The total receipts from the sale of dairy products are \$383,131. There are 9 milk stations and factories in the county.

In the lower portion of the county there are considerable quantities of apples and small fruits. The average rate of taxation on farm property is .02046. There are 99 district schools in the county and 5 agricultural organizations. In the larger villages are high schools and academies. The county is noted for its salubrious climate, and is the location to which a large summer population goes. Sacandaga Park, located on the river of that name, is a noted summer resort.

GENESEE COUNTY.

AREA, 517 SQUARE MILES — POPULATION, 37,615.

Genesee county is situated in the upper western part of the State. The surface is mostly level or gently rolling and undulating. The southern part is occupied by ranges of hills which have an elevation of two or three hundred feet above the valley. A limestone terrace extends east and west through the county a little to the north of the center. Building stone is extensively obtained from the outcropping ledges on the borders of this terrace. The surface of the county is generally covered with a thick drift deposit, and the underlying rocks only appear in the ravines of the streams. Nearly all the swamps contain thick deposits of muck and marl, furnishing in abundance the elements of future fertility to the soil. The soil of the county is generally a very deep and fertile sandy or gravelly loam, intermixed with clay and mostly underlain by clay or limestone.

This county embraces a portion of the celebrated "Genesee Country," which from the first settlement has been famed for its fertility. The people are almost exclusively engaged in agriculture. For many years wheat formed the staple product, but since the opening of the great western wheat lands this product gradually gave way to the more profitable production of fruit and dairying.

The county seat is located at Batavia, near the center of the county. The county is well supplied with streams of water; Tonawanda, Black and Oatka creeks form a series of cascades in their passage down the limestone terrace near the center of the county.

The county is surrounded by enormous markets, within short shipping distance over railroads and trolley lines that traverse the county in every direction and section. The principal crops are: Corn, 388,719 bushels; oats, 698,648 bushels; wheat, 708,786 bushels; barley, 56,997 bushels; dry beans, 234,101 bushels; rye, 16,778 bushels; potatoes, 1,217,790 bushels; hay and forage, 92,123 tons.

The total number of farms in the county is 3,250. The value of farm property, \$25,044,508. The average price per acre of farm property is \$71.43. Farm property in this county has almost doubled in value during the past ten years.

The number of farms reporting domestic animals is 3,052, which are classified as follows: Dairy cows, 13,768; horses, 12,988; swine, 12,770; sheep, 38,916; poultry, 166,902. The product of milk from the dairies of the county was 6,897,768 gallons, and the total receipts from the sale of dairy products, \$592,060.

The average rate of taxation on farm property is .01046. There are 124 district schools. Graded schools, academies and Union schools are located in many of the towns of the county. There are fifteen agricultural organizations, whose purpose is to conserve the interests of the farmer.

Ten years ago the average land value was about \$40 per acre. To-day it is more than \$70. We think it is a very conservative statement to say that ten years hence the average price of farm land in Genesee county will be more than \$100 per acre.

GREENE COUNTY.

AREA, 600 SQUARE MILES — POPULATION, 30,214.

Greene county, world famed as the home of the Catskill mountains, is in the southeast part of the State and is bounded on the east by the Hudson river. It is intersected by Catskill creek, and also drained by Schoharie creek, which rises in this county. The surface is rugged and diversified, with grand and picturesque scenery of the Catskill mountains. A large part of the surface is covered with forests of the oak, chestnut, elm, sugar-maple, etc. The mountains lie in four groups, which from every side slope into the fertile valleys. The soil of the valleys along Batavia and Schoharie creeks is mostly clay loam with occasional deposits of gravel. The same clay loam is found in the eastern part of the county. In the northeastern part, where the foot-hills of the Helderbergs extend into the county, a soil of limestone formation is found.

While not excelling in any particular crop, the yield of the staples is very good, in 1910 being: Corn, 189,104 bushels; oats, 207,583 bushels; buckwheat, 92,452 bushels; rye, 58,468 bushels; potatoes, 160,133 bushels; hay and forage, 62,748 tons. The number of farms reporting domestic animals is 2,491 classified as follows: dairy cows, 15,423; horses, 6,174; swine, 8,245; sheep, 9,708; poultry, 124,075. The total number of farms is 2,654 and the value of all farm property is \$14,544,994. The average value of the land alone is \$17.44, and of improved land \$37.93 per acre. The total number of acres listed in the bulletin issued by the Department of Agriculture 1,418, with an average value per acre of \$29.60. Dairy cows are reported on 2,272 farms and their total production of milk in 1910 was 7,588,116 gallons. The total receipts from this milk with the products of the eight milk stations in the county were \$711,998.

The county is traversed by the West Shore, the Kaaterskill, and Stony Clove and Catskill Railroads. The first mentioned going through Catskill, the capital, which has a population of 5,296. The Catskill Mountains, known throughout the world for their beauty and grandeur, lie almost wholly within this county. Annually, thousands of tourists visit this historic place, and thus in the summer months the farmers have a ready market for all of their farm produce in their home county. On account of the great demand for accommodations practically every farmer makes a good income each year taking care of tourists during the summer months.

There are 144 district schools in this county and an academy at Catskill. Seven agricultural organizations in the county promote the farmers' interests. They include four granges, one Pomona, one agricultural and horticultural association, and county fair society. There are thirty-three miles of State and county roads and 988 miles of graded and improved highways, leaving only sixty miles of highway in the entire county which is not improved. The average tax rate on farm property is .02369.

In order to preserve the natural beauty of this historic place, the State has bought about 100,000 acres which will be used as a State park.

HAMILTON COUNTY.

AREA, 1,745 — POPULATION, 4,373.

This county occupies the central portion of the great wilderness region of northeastern New York. Its surface is rugged, mountainous, rocky and is mostly covered with forests. Massive ranges of mountains cross each other in various directions. Within the valleys between these mountain ranges are several remarkable chains of lakes. Many of them connected by streams affording

boat navigation. These lakes are generally long and narrow, bordered by steep banks and high mountain peaks. These waters are clear, cold and pure and they form a most interesting feature of the landscape. These lakes extending over an area of over sixty miles and discharging their waters in almost all directions are nearly uniform in elevation. The streams are tributary to the St. Lawrence on the west, Lake Champlain and the Hudson river on the east, the Mohawk on the south and the Black on the west.

The valleys are productive having a sandy loam and well adapted to grazing.

The entire county is included in what is known as the "Adirondack Park" which also includes a part of Franklin, St. Lawrence, Essex, Warren and Herkimer. It is a region much visited by the lover of wild scenery, the sportsman, and the tourist during the summer months.

Peat, iron ore, limestone, sandstone and graphite are found.

The county seat is Lake Pleasant.

A large business is done in lumbering.

The total number of farms is 470. The value of all farm property is \$1,653,827. Average price of improved farm lands per acre, \$24.07.

Number of farms reporting domestic animals is 429, classified as follows: Dairy cows, 1,183; horses, 816; swine, 377; sheep, 2,515; poultry, 9,884.

There are 399 farms reporting dairy cows and the product of milk is given as 522,886 gallons and the total receipts from the sale of dairy products amounted to \$22,137.

The principal crops are: Corn, 3,186 bushels; oats, 8,396 bushels; potatoes, 46,324 bushels.

Rate of taxation on farm property, .00945.

There are thirty-five district schools in the county.

There is perhaps no locality that is of greater interest to a vast number of the people of New York State as it affords a resort of the most useful and beneficial character to the public.

Hamilton county, while third in area has fewer farms than any other county in the State. Although one of the rougher counties of the State, certain forms of agriculture flourish, and, no doubt, in a few years the land "boom" in New York will reach it along with the other counties.

HERKIMER COUNTY.

AREA, 1,754 SQUARE MILES—POPULATION, 56,356.

Herkimer, a long, narrow county, is situated in the northeast part of the State. It is intersected by the Mohawk and Black rivers, and is also drained by the East and West Canada creeks and the Moose river. The surface is diversified with high ridges, steep

hills, valleys and extensive forests. That large part of the county lying north of the north branch of West Canada creek is mountainous and rocky, having the same general features as the other regions of the Adirondacks. From the above-named creek extending south, the surface becomes gently undulating and suitable for agriculture. The soil most commonly found being yellow clay loam, although in the valleys of West Canada creek and Mohawk river the black slaty loam predominates. On the uplands rising from the Mohawk to the south the soil again shows clay loam. Granite and Clinton limestone underlie the soil in a large part of the county. Iron ore is found in the southwest section.

In 1910 some of the leading crops were: Corn, 172,573 bushels; oats, 511,560 bushels; barley, 16,699 bushels; buckwheat, 26,793 bushels; potatoes, 520,121 bushels; hops, 15,200 pounds; hay and forage, 190,797 tons. The total number of farms is 3,092, and the value of all farm property is \$19,607,700, an increase of 30.4 per cent. over the value shown in 1900. The average price per acre is \$20.60, an increase of \$2.66 during the past decade. The average value of improved land in the county is \$29.30. The total number of acres listed in the bulletin issued by the Department of Agriculture is 1,330 with an average value of \$29.45, which is practically the same as the average value for the county.

Domestic animals are reported on 2,928 farms classified as follows: Dairy cows, 40,423; horses, 8,213; swine, 9,754; sheep, 2,957; poultry, 134,528. The number of farms reporting dairy cows is 2,703 and their total production of milk is 21,747,574 gallons. The total receipts from the sale of dairy products is \$2,175,797. In the county are ninety-two milk stations and factories.

The county is intersected by the New York Central, the Adirondack and St. Lawrence Railroads and by the Erie canal. Electric lines extend from Little Falls through Herkimer to Utica, and from Herkimer to Richfield Springs to Otsego county. The capital, Herkimer, which has a population of 7,520, with Little Falls, having a population of 12,273, constitute the local markets, while perishable products can be moved over night to New York.

The county has 183 district schools with academies at Herkimer and Little Falls. These with the splendid high schools of the towns and villages offer educational privileges of the highest rank to the people of the county. The average tax rate on farm property is .01514. There are thirteen miles of State and county roads and 1,025 miles of graded and improved highways. The 266 miles of unimproved highway is almost wholly in the mountainous region of the northern part. The agricultural organizations of the county are made up of a county agricultural society, twenty granges and one Pomona.

JEFFERSON COUNTY.

AREA, 1,868 SQUARE MILES — POPULATION, 80,382.

Jefferson county is located in the northern part of the State and is bounded on the northwest by the St. Lawrence, and on the west by Lake Ontario. It is intersected by Black and Indian rivers, which afford abundant water power, a great part of which has not yet been developed. The surface is diversified with gentle undulations, abrupt terraces, and deep ravines. Along Lake Ontario and St. Lawrence river the soil is the same gravelly alluvium found near the shore of the other lake counties. Extending inland about the same distance the surface is level or gently undulating. On the second level, ranging from 600 to 900 feet above the lake, the surface is more rolling and the soil becomes a rich clay loam. Southeast of this and extending into Lewis county the surface is hilly and diversified with abrupt terraces and deep ravines. Clay loam soil still predominates, but much stony black loam is found. A large part of the county is covered with forests in which ash, oak, beech and sugar-maple abound. Maple sugar is one of the staple products. Trenton limestone, granite and sandstone underlie a large part of this county. The well-known Potsdam sandstone is quarried here and there are also extensive deposits of iron ore.

Some of the leading crops in 1910 were: Corn, 240,800 bushels; oats, 2,050,568 bushels; barley, 80,141 bushels; buckwheat, 32,950 bushels; dry beans, 15,632 bushels; potatoes, 789,027 bushels; hay and forage, 341,544 tons. The total number of farms in the county is 5,778, and the value of all farm property is \$40,095,331, an increase of 27.6 per cent over 1900 census. The average price per acre of farm land is \$26.60. The total number of acres listed in the farm bulletin, issued by the Department of Agriculture, is 5,495 with an average value per acre of \$30.25. This figure is not as high as the average value of improved land in the county, which is \$43.13. The number of farms reporting domestic animals is 5,482 classified as follows: Dairy cows, 64,855; horses, 17,746; swine, 19,818; sheep, 12,059; poultry, 230,378. The number of farms reporting dairy cows is 5,180 and their total production of milk in 1910 was 32,881,485 gallons. The total receipts from the sale of dairy products was \$3,287,056.

The county is intersected and traversed in several directions by the Rome, Watertown and Ogdensburg railroad, of which Watertown, the capital, is an important junction. It is also a large manufacturing center and has a population of 26,730. There is a trolley line from Watertown to Dexter and another from Alexandria Bay to Redwood.

Along the St. Lawrence shore are located many large hotels, boarding houses and cottages which accommodate the thousands

of tourists who annually visit the Thousand Islands. Thus an excellent local market is had for all farm produce. There are 347 district schools in the county, with academies at Watertown and Carthage. One hundred and sixty-eight dairy stations and factories furnish nearby markets for milk. The average tax rate for farm property in 1910 was .01204. In the county are 83 miles of State and county roads and 1,209 miles of other improved highways. The agricultural organizations are: Two county fair societies, one Holstein-Freisian Breeders' club, one Patron of Industry, thirty-three granges and one Pomona.

LEWIS COUNTY.

AREA, 1,288 SQUARE MILES — POPULATION, 24,849.

Situated north of the Mohawk valley in the north central part of the State, we find Lewis county. The Black river intersects it and it is drained by the Beaver, Moose and Oswegatchie rivers. The surface is hilly and broken except along the Black river, which flows through the center of the county from south to north. Along this rather wide valley the soil is of a rich limestone formation and the surface is gently rolling with some level tracts. To the east of these the land rises in abrupt broken hills to an elevation in some places of 1,200 feet above the valley. The hills are covered with forests of sugar-maple, pine and other trees, and are too rough for cultivation. In the western portion of the county the hills are mostly long sloping ridges with fertile clay loam soil. This land, when cleared of timber, makes excellent farms. Trenton limestone is found in parts of the county.

Most of the people of the county are engaged in agriculture and dairying. Some of the more important agricultural statistics gathered in the late census are as follows: Corn, 37,522 bushels; oats, 668,966 bushels; barley, 41,283 bushels; potatoes, 627,771 bushels; hay and forage, 156,063 tons. We find the total number of farms in the county to be 3,343. Farm property reaches a total valuation of \$16,288,674, an increase of 24.7 per cent. in the past decade. In this county the average value per acre of farm land is \$28.16, which is the slight increase of \$1.04 over the value ten years ago. Five thousand one hundred and ninety-five acres of improved land is listed in the bulletin issued by the Department of Agriculture at an average price of \$28.16. The average value of improved land is \$25.32. The number of farms on which domestic animals are reported is 3,134, classified as follows: Dairy cows, 36,291; horses, 8,037; swine, 12,256; sheep, 5,225; poultry, 98,569. We find dairy cows on 2,904 farms, which produced 18,435,828 gallons of milk in 1910. The total receipts from the sale of dairy products was \$1,611,947.

The county is traversed by the Rome, Watertown and Ogdensburg, and the Carthage and Adirondack railroads. The capital is Lowville, which has a population of 2,940. There are 208 district schools in the county. The farmers of the county have many cream stations and factories at which to dispose of their milk. There are 106 such stations and factories in the county, and they find a ready market for all their products in New York city.

There are eighteen miles of State and county roads in the county and 1,035 miles of graded and improved highway. The average tax rate for farm property is .0198. The county contains an agricultural society which holds an annual fair. There are twenty-one granges and one Pomona.

LIVINGSTON COUNTY.

AREA, 644 SQUARE MILES — POPULATION, 38,037.

Livingston county is situated in the western part of the State. It is intersected by the Genesee river, and is also drained by the Canaseraga and Honeoye creeks. The eastern part of the county is quite rough and the southern part is generally hilly. The fertile Genesee valley extends the entire length of the county, from north to south. The surface is extensively covered with forests. Two large lakes are in the eastern part of the county, namely: Conesus and Hemlock. The soil in the southern part is generally sandy loam, while near the center of the county clay is predominant. Along the Genesee valley the soil is very fertile. Numerous salt wells are found in the northern part of the county. Livingston leads every other county in the country in the production of rock salt. Large deposits of shale and sandstone are found in the northern sections of the county.

The total number of farms in the county is 3,298, and the total value of all farm property is \$28,698,858, an increase of 32 per cent. over the value in 1900. The average value of farm land per acre is \$39.40, a gain of about \$5 per acre during the past decade. Improved land is valued at \$60.31 per acre. In the year 1910 3,042 farms report domestic animals which consisted of: Dairy cows, 17,859; horses, 13,598; swine, 13,231; sheep, 59,794; poultry, 166,149. Dairy cows are reported on 2,812 farms. These produced 9,161,667 gallons of milk in the year 1910. The value of all dairy products in the same year was \$787,866. There are fifteen milk stations and factories in the county.

Some of the leading crops in Livingston county are: Corn 346,213 bushels; oats, 960,346 bushels; wheat, 520,775 bushels; barley, 58,656 bushels; rye, 69,797 bushels; dry beans, 255,244

bushels; potatoes, 1,438,699 bushels; hay and forage, 120,272 tons.

The county is intersected by the D., L. and W., Erie, and Pennsylvania railroads, and Genesee Valley canal. These lines furnish excellent accommodations to the farmers in the marketing of their products. The capital is Geneseo, which has a population of 2,067. It is situated twenty-eight miles from Rochester which, with Buffalo, furnish unlimited markets for all export farm products. Avon is a fashionable resort and its mineral springs are annually visited by many invalids. At Geneseo is located a State Normal school and a large canning factory. Mt. Morris has a population of 2,782. Planing, flour and saw mills are located in this village.

There are 174 district schools in this county. It has 40 miles of State road and 691 miles of graded and improved highway. The average tax rate on farm property is .0132. The following agricultural societies are devoted to the best interests of farming in the county: One Pomona, twelve granges and one Union Agricultural society. Of late the farmers have begun the cultivation of grapes in this region, and the vineyards are being successfully developed.

MADISON COUNTY.

AREA, 628 SQUARE MILES — POPULATION, 39,289.

Madison, located in the central part of the State, is touched on the north by Lake Oneida and Oneida creek forms its northeast boundary. It is drained by Chenango and Unadilla rivers, and by Chittenango, Canastota, and Oriskany creeks. This county is one of the leading for grazing and stock-raising. It is fertile and productive, and easily accessible to the best of markets. The farms offer splendid opportunities, and will give rich returns for intelligent effort. In the southern part the surface is mostly hilly, cut by deep valleys, while in the northern part gentle undulations and stretches of level land prevail. The county is extensively covered with forests in which ash, oak, and sugar-maple abound. The rocks which underlie it are sandstone and shale. It also has quarries of gypsum, water-lime, iron ore, and good building stone. In the western part gravelly loam is prevalent while in the southern sections volusia silt loam predominates. The soil in the northern portion is usually rich black and gravelly loams.

The leading crops are: Corn, 212,790 bushels; oats, 712,637 bushels; barley, 66,006 bushels; buckwheat, 111,431 bushels; potatoes, 619,283 bushels; hops, 1,384,508 pounds; hay and forage, 238,578 tons. Alfalfa grows abundantly in the county. There are

4,042 farms in the county, and the total valuation of farm property is \$20,891,990, an increase of 33.2 per cent. over that shown in 1900. The average value of farm land in the county is \$20.20, which shows an increase of only \$2.97 over that of a decade ago. The number of acres listed in the farm bulletin issued by the Department of Agriculture is 5,977, with an average value of \$39.31 per acre. The average value of improved land is \$41.45. Domestic animals are reported on 3,732 farms consisting of: Dairy cows, 36,994; horses, 11,282; swine, 7,750; sheep, 7,602; poultry, 211,716. Dairy cattle are reported on 3,441 farms, from which were produced 22,381,370 gallons of milk. There are 68 milk stations and factories in the county, and the total receipts from the sale of dairy products is \$2,247,721. Live stock represents 21 per cent. of the entire value of farm property in this county, making it rank third in this industry. The county is intersected by the N. Y. C. & H. R., N. Y., O. & W., West Shore, D., L. & W., and the Cortland and Northern railroads. The Erie canal also intersects the county.

The capital is Morrisville, which is thirty miles southeast of Syracuse, twenty-two miles from Utica. Among the other towns of the county is Oneida, a town of 8,317 population, which has several flour mills, breweries, knitting mills, and carriage factory. There are 199 school districts, and Colgate University is located at Hamilton. This institution is one of the well-known universities of the east. There are seventeen agricultural organizations in the county; thirty-five miles of State and county roads, and 1,273 miles of improved highways. The average tax rate on farm property is .01914. The principal exports from the county are hops and dairy products. Apples should be made very profitable and other fruits can be grown with excellent results.

MONROE COUNTY.

AREA, 721 SQUARE MILES — POPULATION, 283,212.

This, the richest agricultural county in the State, lies in the western part and is bounded on the north by Lake Ontario. It is intersected by the Genesee river which flows northward and enters the lake seven miles north of Rochester. It is also drained by the Irondequoit, Honeoye, and other creeks. The surface is nearly level. In the southern and western parts it is gently undulating. Clay loam predominates in the northwestern part of the county. A rich gravelly loam is found in the valleys drained by the Irondequoit and Genesee rivers. Eighty-nine and three-tenths per cent. of the land area is improved. There are extensive deposits of gypsum, water lime, iron ore, and Medina sandstone. It ranks first in the production of apples and wheat; second in peaches and potatoes; third in currants, beans, barley, corn and oats; fourth in

strawberries and raspberries. In 1910 the principal crops were: Corn, 779,032 bushels; oats, 1,385,560 bushels; wheat, 866,903 bushels; barley, 73,960 bushels; rye, 101,568 bushels; dry beans, 241,502 bushels; potatoes, 2,796,728 bushels; hay and forage, 97,959 tons.

The total number of farms in the county is 5,971, and the total valuation of farm property is \$59,764,614. The average size farm is 64.5 acres. The increase in value of farm property was 49.3 per cent. over that shown by the 1900 reports. The average value of the land per acre is \$87.92, an increase of \$23.80 during the last decade. The value of improved land is \$113.88 per acre; domestic animals are found on 5,631 farms and are classified as follows: Dairy cows, 17,198; horses, 20,639; swine, 21,786; sheep, 30,700; poultry, 300,139. Dairy cows were reported on 4,848 farms. They produced 8,702,188 gallons of milk. The value of all dairy products, including the output of two creameries, was \$733,397.

Rochester and Buffalo furnish unlimited markets for the produce of the farms. The county is intersected by the Erie canal, by three lines of the New York Central and Hudson River, and by the West Shore Railroads. It is also traversed by the Buffalo, Rochester and Pittsburg; the Pennsylvania, Lehigh Valley, and by two branches of the Erie. Trolley lines extend in all directions from Rochester, the capital. This busy city has a population of 218,149 and is, perhaps, the most progressive city in the State.

Monroe county is noted the country over for its nurseries. It grows annually immense quantities of garden seed, plants and trees. There are 200 district schools in the county, excellent high schools in the villages and towns, and a State Normal School is located at Brockport. There are 115 miles of State and county roads and 1,077 miles of other improved highways. Twenty-six agricultural organizations are devoted to the interests of the farmer. The average tax rate on farm property is .01116. The average value of the farms is \$10,000 each, the highest average of any county in the State.

MONTGOMERY COUNTY.

AREA, 396 SQUARE MILES — POPULATION, 57,567.

Montgomery county is situated in the eastern part of the State. The beautiful Mohawk valley cuts the county through its center from east to west. It is also drained by the Schoharie river. Most of the surface is undulating interspersed with level stretches, but the long, beautiful, and fertile Mohawk valley is level. The soil in this valley is a rich black loam with some areas of gravelly loam. In the rolling lands in the southern part of the county lime-

stone and black slate soils are much in evidence. This particular section is well adapted to pasturage. Quarries of Trenton limestone, and other good building stone are found in the county.

While adapted to all kinds of farming, the leading crops for the year 1910 were as follows: Corn, 398,357 bushels; oats, 726,120 bushels; buckwheat, 133,434 bushels; potatoes, 193,644 bushels; hops, 148,329 pounds; hay and forage, 130,173 tons.

The number of farms in the county is 2,189 and the total valuation of farm property is \$15,460,574, an increase of 19.6 per cent. over that shown in the 1900 census. The value of improved land per acre is \$50.51 and of the land alone \$26.93. This is only ninety-five cents more than it was a decade ago. Montgomery is another county where the price of land should double in value in the next ten years.

Domestic animals are reported on 2,099 farms which shows that nearly every farm in the county is being cultivated. These animals consist of: Dairy cows, 22,804; horses, 7,639; swine, 9,098; sheep, 3,902; poultry, 143,302. The number of farms reporting dairy cows is 1,959. These cows produced 13,135,104 gallons of milk. The total value of all dairy products including those from the thirty-four milk stations and factories sold for \$1,277,634. These figures show that dairying is a very remunerative and profitable industry in this county.

The county is intersected by the Erie canal, New York Central and Hudson River, Fonda, Johnstown and Gloversville, and the West Shore Railroads. Electric lines also connect Gloversville, Johnstown and Amsterdam with Albany, Schenectady and Troy. The capital is Fonda, which is forty-three miles from Albany and thirty miles from Little Falls. It has a population of 1,100, contains a flour mill and knitting mills. Amsterdam, the metropolis of the county, has a population of 31,276. It contains two academies, large carpet mills, knitting mills and other industries. Canajoharie having a population of 2,273 contains an academy. The above town with St. Johnsville and Fort Plain furnish excellent markets for garden truck, fruit and other products. There are 109 school districts in the county; seventy miles of State and county road; 635 miles of other improved highways. The average tax rate on farm property is .01575.

NIAGARA COUNTY.

AREA, 504 SQUARE MILES — POPULATION, 92,036.

Niagara county, known throughout the country because of Niagara Falls, is in the western part of the State bordering on Canada. It is bounded on the north by Lake Ontario, on the south

by Tonawanda creek, and on the west by the Niagara river. The northern part of the county is quite level. In the southern and eastern portions we find gentle undulations. More than one-half of the surface is level. A rich, sandy and gravelly loam is found on a strip of land about ten miles in width extending from the lake to the interior of the county. A strong clay loam, very productive, is found in the southern portions of the county. Niagara limestone is extensively quarried in some sections.

The county is adapted to all forms of agriculture, some of the leading crops in 1910 being: Corn, 728,478 bushels; oats, 996,239 bushels; wheat, 577,082 bushels; barley, 32,237 bushels; dry beans, 73,273 bushels; potatoes, 663,192 bushels; hay and forage, 82,448 tons. The total number of farms in the county is 4,346, and the total value of farm property is \$39,665,809, which is an increase of 69 per cent. over 1900. This increase was exceeded by only one agricultural county in the State. The average value of farm land per acre is \$74.85, an increase of \$29.15 per acre in the last decade. The average value of improved land is \$111.12 per acre.

The number of farms reporting domestic animals is 4,153, consisting of: Dairy cows, 13,058; horses, 15,510; swine, 17,502; sheep, 28,241; poultry, 261,290. Dairy cows are found on 3,747 farms, the product of which was 6,098,086 gallons of milk. This, with the products of one creamery, amounted to \$448,356.

Buffalo, with its 500,000 people, only twenty-five miles distant from Lockport, the capital, furnishes an excellent market for produce. The county is traversed by the Erie canal and several important railroads. Electric cars run from Buffalo to Lockport, thence to Olcott Beach and east to Rochester. The cataract of Niagara, one of the natural wonders of the world, is on the west border. The city of Niagara Falls contains many large manufacturing establishments, large hotels which, during the summer months, are filled with tourists. Lockport has a population of 17,970. It contains six flour mills, numerous saw mills, etc.

There are 155 district schools in the county, which with the excellent high schools, De Veaux College and Niagara University, furnish exceptional educational advantages to the children of the county. Eight agricultural organizations are devoted to the best interests of the farmer. The county contains 52 miles of State and county roads; 387 miles of graded and improved highways. The average tax rate on farm property is .01172. The county ranks third in the production of wheat; fourth in corn and fifth in the number of dairy cows.

ONEIDA COUNTY.

AREA, 1,196 SQUARE MILES — POPULATION, 154,157.

The county is centrally located and is bounded on the southwest by Oneida creek and Oneida lake. It is drained by the Mohawk and Black rivers, and by Oriskany, Fish, and West Canada creeks. The Chenango and Unadilla rivers have their source in this county. In the region around and extending east from Oneida lake, the surface is level. The hills of the northern part are formed in long broad ridges, elevation from 200 to 600 feet. The soil in this section is a sandy and gravelly loam which is very productive. In the low hills near the valley clay loam is found while further back in the higher elevations of the north-eastern parts gravelly loam predominates. Trenton limestone crops out at the celebrated Trenton Falls, which is sixteen miles north of Utica. Among the leading minerals of the county are gypsum, iron ore, and hydraulic limestone.

Oneida is one of the leading farming counties in the State; the farms produce good crops of grain and vegetables, and dairying is successfully carried on. Some of the principal crops being: Corn, 402,688 bushels; oats, 721,449 bushels; barley, 25,105 bushels; buckwheat, 54,411 bushels; potatoes, 1,192,575 bushels; hops, 1,804,878 pounds; hay and forage, 321,802 tons. There are 6,929 farms in the county and the total value of farm property is \$38,437,991, an increase of 44.1 per cent. over the value in 1900. The average value of farm land in the county is \$22.77 per acre, an increase of only \$3.67 in the last decade. The number of acres listed by the Department of Agriculture is 4,429, of which the average value is \$36.07 per acre. The average value of improved land throughout the county is \$42.81.

Domestic animals are reported on 6,423 farms. They consist of: Dairy cows, 64,779; horses, 16,652; swine, 18,661; sheep, 6,510; poultry, 276,642. There are also reported about 35,000 head of cattle, exclusive of dairy cows, which gives this county a high rank in the production of live stock. Dairy cows are found on 5,915 farms; they produced 35,045,439 gallons of milk in the year 1910. The total receipts from all dairy products were \$3,401,563. There are 169 milk stations distributed over the county.

Oneida county is intersected by the Erie and Black River canals, and by the N. Y. C. & H. R., D., L. & W., R., W. & O., and West Shore railroads, all of which center at Utica, which is the metropolis and capital of the county. It has a population of 74,411. Here are found more than thirty churches, public library, several academies, extensive manufactories, etc. This city, with Rome, population 20,497, another capital which is

thirty-eight miles northwest of Utica, furnish home markets for farm produce. New York city is a ready market for all export products. There are 358 district schools, and at Clinton is located Hamilton College. The average tax rate on farm property is .0198. Throughout the county we find 125 miles of State and county roads and 2,100 miles of improved highways. Twenty-two agricultural societies assist the farmer with his work. The county ranks third in hops, third in the production of hay and forage and third in the production of milk.

ONONDAGA COUNTY.

AREA, 824 SQUARE MILES — POPULATION, 200,298.

This county, one of the most progressive in the lake region, is located in the central part of the State. The waters of beautiful Lake Oneida wash its northern shores and the river by the same name forms its northern boundary. Lake Skaneateles forms its southwest boundary. It is intersected by Seneca river and drained by Chittenango and Onondaga creeks. Gentle undulations form the surface of the northern part. In the extreme southern part the surface is generally rough, the hills extending in long ridges north and south with narrow valleys between. There is a general decline in the surface until the center of the county is reached, when the gentle undulating surface appears which declines into the flats of the "great level." In the southern portion we find a clayey and dark sandy loam. In the valleys clay loam. In the central and northern portions a rich sandy and gravelly loam is found. Skaneateles lake is sixteen miles long and varies from one-half to one mile in width. Near this is Otisco, a smaller lake. Trout and pickerel are abundant in these lakes. Among its minerals are salt, iron ore, limestone, gypsum, and the well-known Onondaga limestone, which is an excellent building material. Salt is obtained from salt wells in the vicinity of Syracuse. The value of salt exported at times exceeds \$1,000,000 annually. Here are also found forests of oak, ash, beech, elm, sugar-maple and other trees.

The county is adapted to general farming, some of the leading products being: Corn, 707,385 bushels; oats, 1,127,012 bushels; wheat, 173,499 bushels; barley, 166,274 bushels; buckwheat, 82,839 bushels; potatoes, 1,671,835 bushels; hay and forage 215,058 tons. The number of farms in the county is 5,770, and the total value of farm property is \$37,291,043, an increase of 17.5 per cent. since 1900. The average value of farm land is \$36.48, which shows the very small increase of nineteen cents per acre in the last decade. We believe it is a conservative statement to say that farm land will double in value in this county in the next decade.

There are 2,365 acres of land listed in the Department of Agriculture bulletin at an average value of \$47.91. This is somewhat lower than the average value of improved land, which we find to be \$67.58.

Domestic animals are reported on 5,441 farms and they are classified as follows: Dairy cows, 36,331; horses, 17,128; swine, 21,453; sheep, 17,284; poultry, 302,764. Dairy cows are reported on 4,875 farms, from which 21,035,070 gallons of milk are produced which, with the products of fifty-five milk stations and factories, sold for \$2,063,923.

Numerous transportation lines intersect the county. Syracuse, the capital, with a population of 137,249, is a large manufacturing center and is the home of Syracuse University. There are 255 district schools well located throughout the county and twenty-nine agricultural societies. The average tax rate on farm property is .01318. The county has ninety miles of State and county roads and 927 miles of other improved highways.

ONTARIO COUNTY.

AREA, 674 SQUARE MILES — POPULATION, 52,286.

Ontario, one of the leading agricultural counties, is situated in the western part of the State. It is partly bounded on the east by Seneca lake and is drained by Flint, Honeoye, and Mud creeks and Canandaigua outlet. The surface is finely diversified with verdant hills, valleys, and ridges. The contour is quite irregular in the southwestern part, there being many steep hills and deep valleys. These gradually slope into ordinary hills in about the center of the county and to gentle undulations and level country in the northeastern portions of the county. Among the beautiful features is Canandaigua lake, which is about sixteen miles in length. The county has many thousand acres of woodland on which ash, beech, elm, oak and sugar-maple are found. The principal rocks which underlie the county are Onondaga limestone and Devonian sandstone. It also has quarries of gypsum, water-limestone, and salt. The soil is very productive, ranging from a rich gravelly loam interspersed with clay in the northern and central portions to a rich clay in the valleys of the southern parts of the county.

All forms of agriculture are successfully carried on in the county, some of the leading crops in 1910 being: Corn, 593,169 bushels; oats, 1,365,487 bushels; wheat, 532,138 bushels; barley, 159,584 bushels; rye, 51,700 bushels; dry beans, 113,303 bushels; potatoes, 1,642,755 bushels; hay and forage, 93,364 tons. In the same year the county also produced 282,253 pounds of hops. The total number of farms in the county is 4,416, and the total value of

all farm property is \$32,593,635, an increase of 37.4 per cent. over that shown in 1900. The average value of farm land per acre is \$39.53, a gain of \$8.24 during the last decade. The value of improved land is \$71.42 per acre.

Domestic animals are found on 4,153 farms and consist of: Dairy cows, 13,272; horses, 15,620; swine, 17,035; sheep, 67,502; poultry, 243,068. The same reports show that of these farms 3,761 have dairy cows which produced in 1910, 6,410,876 gallons of milk. The value of all milk products, including the output of the four milk factories, was \$465,930.

The county is intersected by several trunk line railroads which furnish ample facilities for marketing all products. The capital is Canandaigua, which has a population of 7,217. It is twenty-eight miles from Rochester and sixty-nine miles from Elmira. There are 193 district schools in the county, while Geneva contains Hobart College and William Smith College for women. Here is also located the State Experimental Farm, an institution devoted to scientific agriculture. At Canandaigua is located a State Hospital for the Insane and a large Catholic orphanage. Near Geneva are also located large nurseries. The county has fifty-five miles of State and county roads, and 845 miles of improved highways. The average tax rate on farm property is .01599.

ORANGE COUNTY.

AREA, 781 SQUARE MILES — POPULATION, 116,001.

In the southeast part of the State, bordering on New Jersey, is found this county. On the east its shore is washed by the beautiful Hudson and on the southwest by the historic Delaware. It is intersected by the Wallkill river, and is also drained by the Shawangunk and Ramapo rivers. The surface is mostly long, sloping hills diversified with broad fertile valleys, except in the southeastern part and along the western border. These hills do not attain any great height and are arable to their summits. The eastern region comprises a large part of the highlands of the Hudson. The hills are divided by the valley of Murderer's creek, which reaches the Hudson just below Newburgh. The soil in this valley is of a limestone formation. Directly west of these highlands, extending north and south, is the broad Wallkill valley with its rich soil of black dirt and gravelly loam. To the west of this valley lies another chain of hills whose soil is mostly of a gravelly loam. Among its mineral resources are granite, limestone, and iron ore.

The county annually sends to New York city millions of gallons of milk and the cities of northern New Jersey can be reached from any part of the county in about two hours. In 1910 some of the

principal products were: Corn, 451,179 bushels; oats, 114,215 bushels; rye, 48,960 bushels; potatoes, 288,341 bushels; hay and forage, 138,241 tons. The total number of farms in the county is 3,935, and the total value of all farm property is \$35,516,309, an increase of 44.6 per cent. over that shown in 1900. The average value of improved farm land is \$75.28, an increase of \$23.52 over that of ten years ago. There are listed in the bulletin issued by the Department of Agriculture 3,016 acres at an average value of \$32.72. These farms must be real bargains. Domestic animals are reported on 3,659 farms, consisting of: Horses, 10,723; swine, 8,838; sheep, 3,904; dairy cows, 45,882; poultry, 249,061. About 20,000 head of cattle other than dairy cattle, consisting principally of calves and yearling heifers is also reported. These figures show that stock raising is a very profitable industry in the county. Dairy cows are reported on 3,156 farms, which produced in 1910 30,878,586 gallons of milk which, with the products of the sixty-eight milk stations and factories located in the county, sold for \$3,537,640.

The county is traversed by the main lines and branches of several important railroads, including the N. Y., O. & W., Pennsylvania, West Shore and Erie railroads. The capital is Goshen, with a population of 3,081. Middletown has a population of 15,313, and Newburgh 27,805. These are the leading manufacturing towns of the county, Newburgh being of especial importance in this line. West Point, the United States Military academy, is located on the shore of the Hudson in this county. There are 169 district schools in the county; many excellent high schools; several classical schools at Goshen; Wallkill Academy and Union schools at Middletown; and Newburgh Institute (for boys) at Newburgh. The county has twenty-eight agricultural societies sixty miles of State and county roads, and 1,343 miles of improved highways. The average tax rate on farm property is .01698.

ORLEANS COUNTY.

AREA, 399 SQUARE MILES—POPULATION, 32,000.

Orleans county is located in the western part of the State. Lake Ontario forms its northern boundary and it is drained by Oak Orchard and other creeks. The surface of the county is generally level with gentle undulations to the south. A strip of land about eight miles in width, extending from the lake inland consists of a sandy, gravelly loam. Then comes a strip about four miles in width, elevation about 200 feet, the soil of which is a black and gravelly loam. The southern part of the county consists of another strip of land about six miles in width, elevation about 500 feet, the soil of which consists chiefly of clay, muck, and limestone. The

soil as a whole is very fertile and is adapted to general farming, especially to fruit growers. The county contains valuable quarries of Medina sandstone and Niagara limestone, both of which are choice building stones.

In the production of beans, Orleans county excels every other county in the United States, the yield in 1910 being 291,191 bushels. Some of the other leading crops in the same year are: Corn, 375,583 bushels; oats, 584,442 bushels; wheat, 527,634 bushels; barley 56,496 bushels; potatoes, 571,608 bushels; hay and forage, 57,749 tons. There are 2,780 farms in the county and the total valuation of farm property is \$26,551,582, which represents an increase of 70.3 per cent. over that of 1900. The average value per acre of farm land is \$63.09, an increase of \$28 during the past ten years. We find the average value of improved land \$96 per acre. There are only four farms listed in the bulletin issued by the Department of Agriculture on which a price is named and these average \$70 an acre. The rise in land throughout the county was caused chiefly by the development of the fruit industry, which has grown to large proportions.

The number of farms reporting domestic animals is 2,674 and are classified: Dairy cows, 7,247; horses, 10,924; swine, 10,960; sheep, 59,766; poultry, 134,740. The number of farms reporting dairy cattle is 2,421 which produce a total of 3,268,397 gallons of milk, all of which, except that used by one creamery, was shipped to Niagara Falls and Buffalo, for which the farmers received \$195,186.

The county is traversed from east to west by the Erie canal, N. Y. C. & H. R. and Rome, Watertown and Ogdensburg railroads. The former connects with Albion, the capitol, which has a population of 5,016. Medina, the other town in the county, has a population of 5,683. It is thirty miles from Rochester and fifty miles from Buffalo. The county has 124 district schools, with a union school system and academies at Albion and Medina. There are forty-two miles of State and county roads and 526 miles of other improved highways. The average tax rate on farm property is .01536. The agricultural organizations in the county comprise: One Pomona, ten granges, county agricultural society, and county fruit growers' association.

OSWEGO COUNTY.

AREA, 962 SQUARE MILES — POPULATION, 71,664.

Located at the east end of Lake Ontario. Lake Oneida and Oneida river form its southern boundary. It is intersected by the Oswego and Salmon rivers. The surface along the lake is comparatively level, the soil consisting of a gravelly loam. Farther back in the region drained by the Oswego river the soil

is mostly clay loam. The surface is undulating in the eastern part of the county and the soil is a gravelly loam with many scattered beds of muck. In the southern part the surface is rolling, declining to a flat level tract in the region of Oneida lake, the soil being sandy but fertile. However, the surface is generally level and extensively covered with forests of sugar-maple, pine, oak, elm, ash, beech, etc. The rock found next to the surface is Silurian sandstone, an excellent material for building purposes. Deposits of iron ore are also found in the county.

All fruits flourish and the county is noted for the excellent qualities of its raspberries and strawberries. During the berry season iced berry cars are run daily to New York, Boston and Philadelphia from this county. Some of the principal crops in 1910 were: Corn, 491,706 bushels; oats, 504,314 bushels; buckwheat, 71,394 bushels; potatoes, 997,874 bushels; hay and forage, 166,002 tons. The total number of farms in the county is 6,319 and the total value of all farm property is \$23,804,151, an increase of 21.5 per cent. over the value of 1900. The average value of land per acre in this county is only \$18.27, which shows a gain of only ninety-seven cents in ten years. The average price of improved land is \$35.97. With the rush of the western farmers as a stimulus, the price of land should advance from now on.

Domestic animals are reported on 5,847 farms. They are classified: Dairy cows, 40,774; horses, 13,529; swine, 13,848; sheep, 6,009; poultry, 251,022. Dairy cows are found on 5,337 farms and the total production of milk is 20,101,582 gallons. This, with the products of the eighty-five milk stations and factories in the county, sold for \$1,888,709. The number of acres listed in the farm bulletin issued by the Department of Agriculture is 2,669, showing an average value of \$30 per acre.

The county is intersected in various directions by the Rome, Watertown and Ogdensburg, New York, Ontario and Western, and Delaware, Lackawanna and Western railroads, also by the Oswego canal. The capital and metropolis is Oswego, having a population of 23,368. This is the seat of a State Normal and Training school and also contains one of the largest corn-starch factories in the country, the output being about thirty-three tons daily. Fulton, a little city thirty-five miles west of Syracuse, has a population of 10,480. Wheat and buckwheat flour mills are located here. District schools to the number of 273 are scattered over the county. There are fifty-eight miles of State and county roads, and 1,195 miles of graded and improved highways. The average tax rate on farm property is .01693. The sixty-six agricultural organizations in the county indicate that the farmers are prosperous and progressive.

OTSEGO COUNTY.

AREA, 956 SQUARE MILES — POPULATION, 47,216.

Otsego county is situated in the southeastern part of the State. It is bounded on the west by the Unadilla river and is drained by the Susquehanna river, which has its source in Otsego lake, by Charlotte river and Butternut and Schenevus creeks. The surface is diversified with high, broad ridges, and long deep valleys which as a whole are rather wide. Forests of oak, sugar-maple, ash, beech, elm and other trees cover nearly one-fourth of its area, viz.: 143,817 acres. Sandstone and limestone underlie a part of the county. The fine Onondaga limestone, an excellent building stone, is found here. The soil in the northern part is gravelly loam while in the eastern part clay loam predominates. In the southern section a soil is found consisting of a red shale formation. In the other parts of the county the soil of the ridges consists of gravelly loam while the valleys are covered with a dark clay loam. In the extreme northeast corner a limestone soil is found. As a whole, the county is adapted to pasturage and all kinds of farming.

The county produces more hops than any other county in the State, the yield in 1910 being 2,287,388 pounds. Some of the other leading products are: Corn, 308,096 bushels; oats, 827,095 bushels; buckwheat, 188,855 bushels; potatoes, 1,059,120 bushels; hay and forage, 254,991 tons. The county contains 5,346 farms and the total valuation of all farm property is \$26,018,419, an increase of 21 per cent. in the last decade. The average value of farm land in the county is \$16.37, which shows only a slight increase since 1900 (87 cents an acre). The value of improved land averages \$32.34 per acre. These figures show that the land and the buildings are about equal in value. Domestic animals are found on 4,987 farms and are divided as follows: Dairy cows, 52,920; horses, 13,258; swine, 14,102; sheep, 10,108; poultry, 303,901. Dairy cows are reported on 4,678 farms which produced 28,047,600 gallons of milk in 1910. This with the products of the seventy-five milk stations and factories showed receipts of \$2,796,808. In the farm bulletin of the Department of Agriculture 4,926 acres are listed at an average price of \$30.69 per acre.

Transportation facilities in Otsego are excellent. Besides the railroads, an electric line connects Cooperstown, the capital, with Oneonta and Richfield Springs. This line also connects with the New York Central lines at Herkimer and handles freight as well as passenger traffic. Richfield Springs is a popular health resort; the medicinal springs here are reputed to be remedies for rheumatism, skin disease, etc. Oneonta, with a population of 9,491, is

the largest village in the county. A State normal school is located here. There are 296 district schools in the county; twenty-five agricultural organizations; seventy-eight miles of State and county roads; 2,078 miles of improved highways; and the average tax rate on farm property is .01536.

PUTNAM COUNTY.

AREA, 241 SQUARE MILES — POPULATION, 14,665.

Putnam county is located in the southeastern part of the State bordering on Connecticut. It is bounded on the west by the Hudson river and is drained by the Croton river and Peekskill creek. The surface is hilly and while it presents very picturesque scenery only a part of the soil is suitable for farming. The Matteawan and Fishkill mountains extend into the western and central part of the county while the Taghkanic mountains are located in the eastern part. Between these ranges is a valley three or four miles wide with black loam soil. This valley extends from the northern border about one-half way across the county and then broadens into a wide undulating plain containing black and gravelly loam. As it extends to the west clay loam predominates. In the vicinity of Cold Spring and extending east and north is another valley having clay loam soil. Among its features of interest are the highlands of the Hudson and Lake Mahopac, a beautiful summer resort. Marble is extensively quarried in this county, and rich mines of iron ore are also found.

We find from the late census reports that some of the leading crops are: Corn, 124,228 bushels; oats, 19,022 bushels; rye, 4,559 bushels; potatoes, 85,494 bushels; hay and forage, 29,087 tons. The number of farms in the county is 973 and the total valuation of farm property is \$8,851,342, an increase of 14.6 per cent. over 1900. The average value of farm land is \$40.94, an increase of \$12 per acre in value since the reports of 1900; \$69.17 represents the value of improved land per acre; 890 farms report domestic animals. They are classified: Dairy cows, 8,425; horses, 2,195; swine, 2,392; sheep, 1,220; poultry, 50,167. Only three farms are listed in the bulletin issued by the Department of Agriculture. Dairy cows are reported on 805 farms, the total production of milk in 1910 being 5,080,275 gallons. This, with the product of the milk stations, sold for \$583,016.

It is traversed by the Harlem and Putnam divisions of the New York Central and Hudson River railroad. The New York, New Haven and Hartford also cuts the county. The capital is Carmel, which has a population of 588. Drew Seminary and Female College is located here. Brewster has a population of 1,296 and is a junction point for all railroads of the county. A

large milk factory is located in this village. In the western part of the county is Cold Spring, a village with a population of 2,549. It is only fifty-two miles from New York city. It has a large iron plant. Many poultry farms are located in this part of the county. Putnam contains fifty-six district schools, thirty-two miles of State and county roads and 475 miles of improved highways. There are only twenty-two miles of unimproved highways in the county. The average tax rate on farm property is .01307. There are six agricultural organizations in the county, the purpose of which is to promote farming interests.

RENSSELAER COUNTY.

AREA, 650 SQUARE MILES — POPULATION, 122,276.

The county is favorably located in the eastern part of the State bordering on Massachusetts and bounded on the west by the Hudson river. The surface is mostly hilly and partly mountainous. In the eastern part are the Taconic mountains rising to a height of about 2,000 feet. The valley of the Hoosic river divides these into practically separate ranges. The soil of this valley is clay and gravelly loam or slaty loam with hard pan bottom. That range of hills near the center of the county is excellent for pasturage and dairying, the yield of potatoes also bringing good returns. The soil of this section is a conglomerate of sandstone and shale. Between these hills and the Hudson river the land is less rolling and general farming is profitably conducted. The soil of this section is sandy and gravelly loams. Among the minerals are Silurian limestone, quartz and roofing slate.

The latest reports show the leading products as follows: Corn, 408,503 bushels; oats, 516,979 bushels; buckwheat, 81,974 bushels; rye, 213,343 bushels; potatoes, 1,142,796 bushels; hay and forage, 96,129 tons. The total number of farms in the county is 3,654 and the total value of all farm property is \$18,216,934, an increase of 19.1 per cent. during the past ten years. The average value per acre for farm land is \$17.56, an increase of only seventy-nine cents per acre in ten years. The total number of acres listed in the bulletin issued by the Department of Agriculture is 2,711, and the average price is \$39.22. This is slightly above the average price of improved land in the county which is \$35.86. The buildings in this county are worth one million dollars more than the land.

Domestic animals are reported on 3,422 farms. They are classified as follows: Dairy cows, 19,804; horses, 8,666; swine, 12,081; sheep, 25,190; poultry, 184,489. Farms reporting dairy cows, 3,157. They report a total production of milk of 10,001,020 gallons, and the receipts from the sale of all dairy products amounted to \$1,198,481. The county is intersected by the

N. Y. C. & H. R., Fitchburg, and branches of the D. & H. Railroads, which center at Troy, the capital. This city has a population of 76,813. The Rensselaer Polytechnic Institute, Emma Willard Female Seminary and a Catholic Theological Seminary are located here. The city contains large foundries and stove works, and many shirt and collar factories, which employ thousands of people. Rensselaer has a population of 10,711. Hoosick Falls, in the northeast corner, has a population of 5,532. These cities and villages furnish a market for most of the farm products of the county, while Albany and other nearby cities furnish adequate markets for all surplus products. Electric cars run from Rensselaer to Hudson, leaving the county just south of Nassau. A line extends from Troy to Averill Park, in the center of the county. There are 162 district schools in the county; 75 miles of State and county roads; 1,202 miles of graded and improved highways, leaving only 11 miles of highway which is not improved. The average tax rate on farm property is .0154. The farmers of the county have organized twelve different societies to further their farming interests.

ROCKLAND COUNTY.

AREA, 200 SQUARE MILES — POPULATION, 46,875.

Located in the southeastern part of the State, bordering on New Jersey. The Hudson river forms its boundary on the east (called at that point Tappan Bay), and it is drained by the Ramapo and Hackensack rivers, which have their source in the county. The surface is mostly hilly or mountainous. In the western part are found the Ramapo mountains, which are steep, rocky and barren. The rocks found near the surface are granite, limestone and red sandstone, all of which make good building material. The southern part of the county and the level valley of the Hackensack river, lying back of the Highlands of the Hudson, contain sandy, fertile soil. In this locality dairying, poultry raising and vegetable growing are profitably conducted. Extensive deposits of clay and sand are found along the shores of the Hudson, and brick making is a leading industry.

In 1910 some of the leading crops were as follows: Corn, 81,576 bushels; oats, 17,680 bushels; rye, 13,826 bushels; potatoes, 66,909 bushels; hay and forage, 11,224 tons. The total number of farms in the county is 1,133. The value of all farm property is \$11,194,649, an increase of 98.9 per cent. over 1900. The average value of farm land per acre is \$103.26. This increase of \$58.70 per acre represents the largest percentage of gain in the value of farm property of any other county in the State, except Westchester. The average value of improved land in the county is \$185.

Domestic animals are reported on 958 farms, consisting of: Dairy cows, 2,268; horses, 2,040; swine, 1,200; sheep, 421; poultry, 71,792. The number of farms reporting dairy cows is 709, and the total production of milk was 1,140,804 gallons, which was sold for \$148,179. There are no milk stations or factories in this county, as such milk as is not sold in the villages of the county is shipped to New York city.

The county is intersected by the Erie, West Shore, New Jersey and New York, and Sterling Mountain Railroads. New City is the capital and has a population of 450. It is only thirty-two miles from New York city. Haverstraw is the metropolis of the county, having a population of 5,669. Much trap rock is quarried in this region, where it is crushed for use in road making, and is mixed with cement for the erection of concrete buildings.

There are 47 district schools in the county; 23 miles of State and county roads; 323 miles of improved highways, leaving only 5 miles of highway in the county which is not improved. The average tax rate for farm property is .01596. The agricultural organizations consist of one grange, county agricultural association, and county industrial association.

ST. LAWRENCE COUNTY.

AREA, 2,926 SQUARE MILES — POPULATION, 89,005.

In land area St. Lawrence is the largest county in the State; not only in the area but also in the acres of improved land, having 1,061,516 acres included in its farms. It is located in the northern part of the State, bounded on the northwest by St. Lawrence river, which separates it from Canada. It is intersected by Indian, Grass, Oswegatchie, Racket and St. Regis rivers which are affluents of the first named river. The surface is mostly hilly except a strip about eighteen miles wide which extends along the St. Lawrence river, the soil of which is rich clay loam. In the southeast corner are foot hills of the Adirondacks which consist of a series of high hills and deep valleys. In these valleys we find a dark slaty and gravelly loam. These hills gradually decline in a northwesterly direction extending into broad ridges and valleys, the soil of which is a fertile clay loam. About 700,000 acres in the county are covered with forests of pine, sugar-maple, oak, birch, elm, beech, and other trees. Among the minerals are granite, iron ore, lead, limestone and Potsdam sandstone.

The county leads all others in the production of hay and forage, the yield in 1910 being 412,612 tons. Some of the other leading crops in the same year were: Corn, 315,811 bushels; oats, 1,792,670 bushels; potatoes, 1,184,162 bushels; barley, 75,975 bushels;

buckwheat, 63,916 bushels. There are 8,224 farms the value of which, including all improvements, tools and live stock is \$49,975,-175. This represents an increase of 39.6 per cent. over the valuations as shown in 1900. The average land value is \$21.65 per acre, an increase of \$4.12 over that of 1900. The average value of improved land is \$36.39.

Domestic animals are found on 7,856 farms consisting of: Dairy cows, 100,537; horses, 22,665; swine, 33,935; sheep, 18,513; poultry, 315,991. Dairy cows are reported on 7,410 farms. The county leads in the production of milk, the yield in 1910 being 47,654,538 gallons, the value of which with the products of the 158 milk stations and factories was \$4,435,441. Lumber is one of the chief exports as is also maple-sugar. The county is intersected by the Central Vermont; Rome, Watertown and Ogdensburg; and Grand Trunk Railroads. The capital is Canton which has a population of 2,701. St. Lawrence University (Universalist) is located at this place. A State Normal School is located at Potsdam. Ogdensburg, the metropolis of the county, has a population of 15,933.

Black Lake is in the southwestern part of the county, and in the southeastern part are Oswegatchie, Tupper and other smaller lakes. Massena Springs, a well known watering place, is in the northeast part of the county, one mile from Massena village and thirty-six miles from Ogdensburg. The above towns with the numerous smaller villages furnish local markets, while the many manufacturing towns of New England and New York city furnish unlimited markets for all their produce. There are 375 district schools in the county; sixty-nine miles of State and county road; 3,149 miles of other improved highway; forty-six agricultural organizations. The average tax rate on farm property is .01142.

SARATOGA COUNTY.

AREA, 800 SQUARE MILES — POPULATION, 61,917.

Saratoga county is found in the eastern part of the State. It is bounded on the east by the Hudson river; on the south by the Mohawk river, and intersected by the Sacandaga river. The northern part of the county is tillable only in the Sacandaga valley and along the Hudson river. Toward the center of the county the surface becomes less rugged and is adapted to pasturage and dairying, the soil being a sandy and gravelly loam. To the southwest most of the soil is slate and clay loam, and to the southeast clay loam is much in evidence. There are, however, quite a number of sand spots in the last named area which are not fertile. The surface is extensively covered with forests of ash, beech, elm, chestnut, hickory, oak and sugar-maple. Among its minerals are slate,

Trenton limestone and Potsdam sandstone, the latter good for building purposes. The county contains Saratoga lake, Jenny lake and other smaller lakes.

Some of the leading crops are: Corn, 482,561 bushels; oats, 435,812 bushels; buckwheat, 130,163 bushels; rye, 103,261 bushels; potatoes, 579,652 bushels; hay and forage, 75,421 tons. The county has 3,611 farms and the value of all farm property within its limits is \$15,960,106. The average value of farm land per acre is \$15.47, and of improved land \$32.03, a slight gain over 1900. There are forty-one farms listed in the bulletin issued by the Department of Agriculture. Domestic animals are reported on 3,359 farms consisting of: Dairy cattle, 16,224; horses, 8,115; swine, 10,612; sheep, 11,483; poultry, 178,318. The number of farms reporting dairy cows is 3,077, which produced 7,203,456 gallons of milk, which with its products sold for \$726,945.

The county is intersected by the Champlain canal, the Delaware and Hudson, Fitchburg and Mount Macgregor Railroads. The east and southeast parts of the county are traversed by electric lines from Saratoga to Schenectady, Albany, Troy, Mechanicville and Fort Edward. New York city and New England manufacturing towns furnish the best of markets for farm produce. Most of it, however, is consumed in the local markets.

Saratoga Springs is located in this county. It has a population of 12,693. This city is one of the most fashionable summer resorts in the world. Here are more than twenty mineral springs some of which are of great celebrity on account of the medicinal value of their waters. These springs are now owned by the State, being one of the results accomplished in the movement for the Conservation of the Natural Resources of the State. The waters are now free to all those who visit the place. The capital is Ballston Spa which has a population of 4,138. The county contains 195 district schools; seventy-four miles of State and county roads, and 1,011 miles of improved highways. The tax rate on farm property in 1910 was .02195. Eighteen agricultural organizations are aiding the individual farmers throughout the county.

SCHENECTADY COUNTY.

AREA, 200 SQUARE MILES — POPULATION, 88,235.

There are only three other counties in the State which are smaller in area than Schenectady. It is located in the eastern part of the State, intersected by the Mohawk river and is bounded on the west by the Schoharie river. In the western part of the county the surface is uneven and hilly, the hills being small and abrupt with many ravines. This section is suitable for pasturage only. In the southern and western parts and along the Mohawk

valley is found black slate and clay loam soil which is fertile and productive.

In 1910 some of the principal crops were: Corn, 109,694 bushels; oats, 247,945 bushels; buckwheat, 102,165 bushels; rye, 40,259 bushels; potatoes, 87,140 bushels; hay and forage, 33,346 tons. The total number of farms is 1,027 and the value of all farm property is \$7,217,178, an increase of 29.1 per cent. during the past ten years. The average value per acre of farm lands is \$31.10, an increase of nearly \$10 per acre since 1900. The average value of improved farm land is \$55.48.

Domestic animals are found on 977 farms divided as follows: Dairy cows, 4,929; horses, 3,162; swine, 2,952; sheep, 3,501; poultry, 62,771. Dairy cows are reported on 864 farms. They produced 2,459,571 gallons of milk which sold for \$233,271. There are no creameries or cheese factories in the county, as most of the milk is sold in Schenectady and the different villages of the county.

The county is crossed by the Erie canal, New York Central and Hudson River, West Shore and Delaware and Hudson Railroads, and by numerous trolley lines in the eastern part of the county, leading to Amsterdam, Albany and Troy. The capital is Schenectady, which has a population of 72,826, and is only seventeen miles from Albany. It is known largely as being the seat of Union University which was founded in 1795. The Albany Law School and Medical Colleges belong to this University. Here are also located the American Locomotive Works, the second largest plant of its kind in the country. An enormous plant of the Edison General Electric Company, which employs 17,000 workmen is also located here. These two large plants, the growth of which has been truly remarkable, have, no doubt, aided in luring the young men of the vicinity to the cities. Even in 1910 this county shows a decrease in rural population over that of 1900. It is one of the few counties in the State which shows a decrease.

There are fifty-one schools in the county. The average tax on farm property is .01701. Schenectady county has only twenty-eight miles of highway which is not improved, and has forty-five miles of State and county roads. Its agricultural organizations consist of an agricultural club; three granges; a Pomona; and poultry, pigeon and pet stock association.

SCHOHARIE COUNTY.

AREA, 647 SQUARE MILES — POPULATION, 23,855.

Schoharie county, located in the eastern part of the State, is intersected by Schoharie creek, and is also drained by the Charlotte river, and Catskill and Cobleskill creeks. The surface is mostly

hilly, the southern part being occupied by a range of highlands called the Helderbergs which are covered almost entirely by forests of oak, hickory, ash, sugar-maple, elm and other trees. The soil in this section is a dark slate and gravelly loam. These hills decline and become less rugged to the northward and the dark slaty soil becomes more prevalent. In the northeastern part clay loam is quite common. Between these hills lie the valleys of Schoharie, Cobleskill and Fox creeks, where the soil is a dark and yellow clay loam, deep and fertile. The county as a whole is adapted to pasturage, dairying and general farming. Helderberg limestone and sandstone crop out in this county.

The county ranks second in hops and bees, and sixth in the production of buckwheat. Some of the leading crops in 1910 were: Corn, 197,520 bushels; oats, 573,010 bushels; buckwheat, 240,770 bushels; rye, 34,207 bushels; potatoes, 307,346 bushels; hops, 2,156,883 pounds; hay and forage, 114,376 tons. There are 3,288 farms in the county. The valuation of all farm property is \$14,454,132, a gain of 16 per cent. over the last census. The average value of farm land per acre is \$14.36 which is thirty cents per acre less than in 1900. Improved land is worth \$29.12 per acre. There are seventy-seven farms listed in the bulletin issued by the Department of Agriculture, the average price of which is less than the average of improved land in the county. In this county the buildings are listed as being worth more than the land.

Domestic animals are reported on 3,068 farms on which there were: Dairy cows, 26,138; horses, 8,237; swine, 9,645; sheep, 11,422; poultry, 191,463. On 2,870 farms, dairy cows were reported with a total production of 13,748,588 gallons of milk with a value of \$1,418,629, including all dairy products. There are thirty milk stations and factories in the county.

The county is intersected in the northern part by the Delaware and Hudson Railroad, with a branch extending to Sharon Springs, a popular health resort which has a population of 459. It is situated in a narrow valley and contains several large hotels. Its springs, which contain sulphur, magnesia, etc., are held in high repute for their medicinal value. It furnishes a good local market for this section of the county. Middleburg has a population of 1,114. The capital, Schoharie, has a population of 996. It is twenty miles from Schenectady and thirty miles from Albany. At Cobleskill is located one of the schools, having a four year course in agriculture. This is the metropolis of the county having a population of 2,088. The county has 1,202 miles of improved highway and eight miles of State road. The educational facilities are furnished by 179 district schools. The average tax rate on farm property in 1910 was .01489. Nine agricultural societies in the county are devoted to the interests of the farmer.

SCHUYLER COUNTY.

AREA, 335 SQUARE MILES — POPULATION, 14,004.

The county is situated in the south-central part of the State. It comprises the southern part of Seneca lake and is drained by Cayuta creek. The surface is undulating with gentle inclination from each side to Seneca lake and Cayuta creek. Beautiful and diversified scenery presents itself on every hand. Springs abound in every section of the county and their waters find their way to the lake through deep ravines which occur along the shores on either side. Near the lake, fertile, sandy and gravelly loam soil predominates, while clay loam prevails in the rest of the county. Natural gas is found in large quantities. In this county are located the largest salt producing plants in the world, producing salt of the highest and best quality. Sandstone crops out in the county and it also has extensive deposits of marl.

In 1910 some of the leading crops were as follows: Corn, 134,500 bushels; oats, 291,237 bushels; wheat, 83,906 bushels; barley, 30,259 bushels; rye, 28,024 bushels; dry beans, 15,237 bushels; potatoes, 365,815 bushels; hay and forage, 44,344 tons. There are 1,920 farms in the county with a total value including all farm property of \$9,263,801, an increase of 10 per cent. over 1900. The average value of farm land per acre is \$20.21, just six cents per acre more than ten years ago. Three hundred and eighty acres of land are listed in the bulletin issued by the Department of Agriculture at an average price of \$51.90. This figure is considerably above the average for improved land in the county, which is \$33.64.

We find domestic animals reported on 1,772 farms classified as follows: Dairy cows, 5,945; horses, 5,392; swine, 5,401; sheep, 22,982; poultry, 88,114. Dairy cows are reported on 1,635 farms in the county and the total production of milk was 3,222,190 gallons, which, with the products of the five milk stations and factories sold for \$174,342.

The county is intersected by the Northern Central, a part of the Pennsylvania System, Chemung canal, and branches of the Lehigh Valley and New York Central Railroads. The capital is Watkins which has a population of 2,817. It is located twenty-two miles north of Elmira, which is connected by trolley. In the county is located the world famed "Watkins Glen State Park" which thousands of people visit annually. In this locality, the wonders and beauties of nature greet the visitor on every hand. Seneca lake is one of the most beautiful bodies of water in the State. Only three miles distant is Montour Falls, a little manufacturing village. There are 105 district schools in the county. Cook

Academy is only three miles from Watkins. This school is one of the famous preparatory schools in the State. The county has 573 miles of improved highways and ten miles of State and county roads. The tax rate on farm land in 1910 was .01672. Eleven agricultural organizations aid the farmer in his work.

Buffalo and Philadelphia furnish unlimited markets, but most of the products are sold in the local markets. The county is in the fruit belt and some of the best orchard lands are found here.

SENECA COUNTY.

AREA, 346 SQUARE MILES — POPULATION, 26,972.

Lying between the beautiful lakes of Seneca and Cayuga in the central part of the State is this picturesque county. The Clyde river drains it in the northeastern part and the outlet of Seneca lake in the north central part. Beautiful and picturesque scenes greet the eye as one surveys the deep and beautiful lakes above named. The greater part of the surface is undulating and elevated. In the northern part the surface is level with the fertile sandy loam found in all sections of the "great level." From this level the surface rises toward the south in gentle undulations to an elevation of about 800 feet in the extreme southern part. In the central portions is found a heavy dark loam with clay subsoil, while in the southern part clay loam predominates. Among its mineral resources are gypsum and limestone.

While not excelling in any particular farm product, the yield in all the staples is good, showing for the year 1910: Corn, 334,218 bushels; oats, 649,066 bushels; wheat, 331,822 bushels; buckwheat, 117,492 bushels; barley, 55,574 bushels; dry beans, 23,589 bushels; potatoes, 290,310 bushels; hay and forage, 59,724 tons. The total number of farms in the county is 2,085, and the total valuation of farm property is \$14,589,014, an increase of thirty-two per cent. over 1900. The average price of farm land is \$35.19, an increase of \$7.16 per acre during the last ten years. One thousand six hundred and twelve acres are listed in the bulletin issued by the Department of Agriculture at an average price of \$74.72. This figure is \$12.22 per acre higher than the average for improved land in the county.

Domestic animals are reported on 2,004 farms consisting of: Dairy cows, 7,429; horses, 7,879; swine, 9,832; sheep, 15,304; poultry, 128,791. We find dairy cows on 1,829 farms which give a production of 3,607,915 gallons of milk valued at \$224,120.

The New York Central and Hudson River Railroad and two branches of the Lehigh Valley intersect the county. In the northern part of the county an electric line cuts the county through Seneca

Falls. This city has a population of 3,931. The other capital is Ovid, population 548. Ovid is forty miles from Elmira. The Willard Insane Asylum with its large and costly edifice is located here. At Waterloo are three large flour mills, four malt houses, a distillery and several factories.

There are ninety-one district schools in the county, thirty-one miles of State and county roads and 413 miles of improved highways. The average tax rate on farm property is .0116.

The agricultural organizations compose one Pomona, eleven granges, county agricultural society and county bee-keepers society. The satisfaction for the farmer in this county is not measured wholly in dollars and cents, for he who is a lover of nature is charmed by the wonderful beauty of the scenery.

STEUBEN COUNTY.

AREA, 1,490 SQUARE MILES — POPULATION, 83,363.

This picturesque county is situated in the southwestern part of the State bordering on Pennsylvania. It is drained by the Canisteo, Conhocton and Tioga rivers, which unite in the southeast part of the county and form the Chemung river. Keuka Lake forms part of its northeast boundary. The surface is an undulating table-land, diversified with broad irregular hills and deep valleys. A chain of low hills extends on both sides of the valleys of the Conhocton and Canisteo rivers and extend across the county from the northeast to southwest. Between these elevations is a wide fertile valley. The soil on the uplands is a deep gravelly loam, while clay loam is found in the valleys and in the eastern half of the county with a subsoil of clay and lime. In the southeast corner a black loam soil is found in the valleys. In the southwest portion there is a high elevation with gravelly soil. Forests of oak, ash, pine, sugar-maple, beech, chestnut and other trees cover nearly one-third of the entire area. Devonian sandstone crops out in this county, some of which is good for building purposes.

The county ranks first in the production of honey, second in buckwheat, and fourth in sheep. Some of the principal crops are: Corn, 228,411 bushels; oats, 1,216,138 bushels; wheat, 168,160 bushels; buckwheat, 341,264 bushels; rye, 71,102 bushels; potatoes, 3,279,953 bushels; hay and forage, 189,482 tons. There are 7,363 farms in the county and the value of all farm property is listed at \$37,369,643. This represents an increase of fourteen per cent. since 1900. The average price of farm land is \$20.62, showing a decrease of \$1.02 per acre from the value in 1900. Two thousand, nine hundred and fifty-one acres are listed in the bulletin issued by the Department of Agriculture at an average price of \$30.88 per acre. This is slightly under the average price of im-

proved land in the county which is only \$35. The general advance in price of New York State farms has not reached this county yet, and a big increase can be expected in the near future.

Domestic animals are reported on 6,810 farms. They are classified as follows: Dairy cows, 37,599; horses, 20,506; swine, 17,740; sheep, 53,161; poultry, 296,172. The number of farms reporting dairy cows is 6,345, which in 1910 produced 16,430,763 gallons of milk. This included with the products of the forty-two milk stations and factories in the county sold for \$1,325,568.

There are forty-five miles of State and county roads and 2,862 miles of graded and improved highways. The average tax rate on farm property is .0174. Three hundred and sixty-nine district schools with many standard high schools provide the means of education for the farmers' children. Several trunk lines intersect the county so transportation facilities are excellent. Bath, the capital has a population of 3,884. It is seventy-five miles from Rochester and thirty-seven miles from Elmira. The New York State Soldiers' Home is located here. Corning, known as the "Crystal City," is a large manufacturing town and has a population of 13,730. Extensive glass and stove works are located here. Hornell, in the western part of the county has a population of 13,617. It is a leading railroad town and there are several important manufacturers located here. Thirty-eight agricultural societies in the county serve to the best interests of the farmer.

SUFFOLK COUNTY.

AREA, 720 SQUARE MILES — POPULATION, 96,138.

This county comprises the middle and eastern part of Long Island, and is the extreme southeastern county of New York. The waters of Long Island sound wash its northern shore, while those of the Atlantic break on the southern side. The coast is deeply indented by inlets and bays which afford good harbors. The surface along the south shore is very flat and only about fifty feet above sea level. Extending across the county north and south from Smithtown Bay to Great South Bay is a level valley averaging about four miles in width. These level tracts all have fertile sandy loam soil. The northeastern portion rises in gentle slopes to about 300 feet above sea level and the soil is a clay and gravelly loam. From Smithtown Bay, east, along the north shore is a ridge of hills extending to the extreme end of the county, while to the south it is paralleled by a low, broad upland, the soil being gravelly loam. Between these ridges is an interval of level land with fertile sandy loam. The surface is extensively covered with forests. However, very little commercial timber is to be found.

The leading crops in 1910 were: Corn, 743,721 bushels; oats, 61,257 bushels; wheat, 87,812 bushels; rye, 29,702 bushels;

potatoes, 2,200,187 bushels; hay and forage, 22,011 tons. Because of the proximity of New York city, much of the land is planted in garden truck, and hundreds of farmers are engaged in this particular kind of farming. Along the south shore are found the large duck and poultry farms, several of which market more than 100,000 ducks annually. Cranberries are also very extensively grown.

The total number of farms is 2,491 and the value of all farm property is \$33,537,021, an increase of 41.6 per cent. over that of 1900. The average value of improved land is \$172.50, showing a gain of \$68.15 per acre over that shown by the 1900 census reports. This rise in value was largely caused by the increased transportation facilities to New York city, so that many people engaged in business in the city reside in villages in this county. Two thousand, three hundred and sixty-four of the farms report domestic animals and they are classified as follows: Dairy cows, 5,996; horses, 6,347; swine, 9,945; sheep, 3,347; poultry, 305,844. On 2,041 farms dairy cows are reported and the production of milk amounts to 2,794,136 gallons. Total value of same \$276,676. The average tax rate on farm property is .01601.

The county contains 129 district schools, has fifty-seven miles of State and county roads and 1,462 miles of other improved highways. It is intersected by the Long Island and South Side Railroads, and electric lines in the extreme western part connect Huntington, Farmingtondale and Amityville. The capital is Riverhead which has a population of 2,500. It is seventy-five miles from Brooklyn. The agricultural organization comprises three granges, Long Island Potato Exchange, Farmers' Agricultural Association, County Agricultural Society, Farmers' Club, and Huntington Horticultural and Agricultural Society.

SULLIVAN COUNTY.

AREA, 911 SQUARE MILES — POPULATION, 33,808.

The county is located in the southeast part of the State and is joined on the south by Pennsylvania. It is bounded on the west and southwest by the Delaware river and is drained by the Mongaup, Neversink, Beaver Kill and Shawangunk rivers, Rondout creek and two branches of Callicoon creek. The surface is hilly with a constantly increasing elevation from 1,000 feet in the southern part to 2,400 feet in the extreme north of the county. It is extensively covered with forests of ash, beech, birch, chestnut, oak and pine. Red sandstone underlies a large part of the surface, and bluestone is largely quarried and shipped for flagging, paving, etc. The soil in the north and central sections is largely a formation of red shale. In the south half of the county the surface is

more rolling and clay and gravelly loams adapted for grain growing are found. As a whole the soil is quite productive and adapted to pasturage and general farming.

In 1910 the county produced: Corn, 146,600 bushels; oats, 138,200 bushels; buckwheat, 96,033 bushels; rye, 23,532 bushels; potatoes, 259,461 bushels; hay and forage, 62,200 tons. The total number of farms in the county is 3,851, and the total value of all farm property is \$19,628,466, an increase of 57.4 per cent. over that of 1900. The average value of farm lands is \$15.82 per acre, a gain of about fifty per cent. in value in the last ten years. In this county, as is shown in the bulletin issued by the Department of Agriculture, good improved farms can be bought for an average of \$47.92 per acre. We find the average value of improved land to be \$36.06. These figures indicate that even with this big gain, the buildings in the county are still worth on an average seven dollars an acre more than the land itself. We know of no other State where the land is still fertile, as it is in this county, in which this condition is found.

Domestic animals are reported on 3,666 farms and consist chiefly of: Dairy cows, 21,230; horses, 7,215; swine, 7,462; sheep, 6,558; poultry, 200,742. The number of farms reporting dairy cows is 3,518, and the production of milk was 8,555,690 gallons in 1910, the total value of which was \$683,025.

The county is intersected by the New York, Ontario and Western Railroad and by the Delaware and Hudson canal. A branch of the Erie extends from Port Jervis to Monticello, the capital. In the central part of the county are found many sanitariums which are visited by those affected with lung troubles. The benefit received by this class of invalids seems to be as great as is afforded by the Adirondack regions. The climate is not nearly so cold. There are 174 district schools in the county, while an academy is located at Monticello. The county contains thirty-five miles of State and county roads and 1,695 miles of other improved highway. The average tax rate on farm property in 1910 was .04051. Thirty-two milk stations and factories are appropriately located in the county and its agricultural organizations consist of county agricultural society, two granges, six Hebrew farmers' associations, farmers' club and farm and garden club.

TIOGA COUNTY.

AREA, 498 SQUARE MILES — POPULATION, 25,624.

Tioga county is in the southern part of the State bordering on Pennsylvania. It is intersected by the Susquehanna river, and is bounded on the west by Cayuta creek. It is also drained by Owego, Tatatonk and Pipe creeks. The surface is finely diversified with

broad verdant hills and valleys, some of which are quite deep. Forests of ash, beech, elm, hickory, oak, sugar-maple and other trees cover nearly one-third of the county. The soil of the valleys is largely a deep gravelly loam, rich and fertile. That of the hills in the western section is a clay and gravelly loam; in the north black loam is much in evidence, while south of the Susquehanna, shale and clay loam predominates. Sandstone of the Chemung group underlies a large part of the soil. As a whole the soil is fertile and adapted to general farming and pasturage.

According to the latest official reports the leading crops are: Corn, 141,680 bushels; oats, 353,398 bushels; wheat, 20,924 bushels; buckwheat, 278,328 bushels; rye, 21,591 bushels; potatoes, 729,523 bushels; hay and forage, 80,889 tons. The total number of farms in the county is 2,844, and the value of all farm property is \$11,085,489. This represents a gain of 12.6 per cent. over 1900. The average price of farm land is \$14.29, a gain of only eighteen cents per acre in ten years. We find 1,872 acres listed in the bulletin issued by the Department of Agriculture at an average value of \$28.79. This price is slightly more than the average improved land in the county which sells for \$27.78 per acre. Dairy cows are found on 2,402 farms, and produced in 1910, 9,595,120 gallons of milk. We find the total receipts from the sale of dairy products amounted to \$841,126.

The county is intersected by the Erie Railroad, Delaware, Lackawanna and Western main line, and branch running north from Owego, and by three branches of the Lehigh Valley Railroad. The capital is Owego, which has a population of 4,633. It is thirty-seven miles east of Elmira, and twenty-two miles west of Binghamton, and thirty-three miles south of Ithaca, which constitute the local markets for farm products. Their exports are mainly marketed in Buffalo, New York and Philadelphia.

There are in the county 148 district schools, several standard high schools, and a free public academy located at Owego. The average tax rate on farm property for the year 1910 was .0147. The total number miles of highway in the county is 1,067, only eighty-three miles of which is not improved. About seventeen miles of State roads have been built. The agricultural organizations of the county consist of one Pomona, two granges, two agricultural societies and two poultry associations.

We believe it is a conservative statement to say that land values will double in the next five years in Tioga county. The New York land "boom" has not yet reached it. Good improved land can be had in this county for an average price of \$27.78. Think of it? Can you find such prices in any of the so-called great agricultural states of the middle west?

TOMPKINS COUNTY.

AREA, 494 SQUARE MILES — POPULATION, 33,647.

This county is situated in the southwest central part of the State. It comprises the southern part of Cayuga lake, the head of which is near the middle of the county. It is drained by the Fall, Salmon and other creeks. The surface is partly undulating and is diversified with verdant hills and beautiful scenery, especially on the shores of Cayuga lake. In the northern part of the county from a line running east from Ithaca the surface is gently undulating and level. The southern and eastern portions of the county are quite hilly diversified with wide valleys and deep ravines. The soil of the entire county is mostly of a rich, sandy and gravelly loam with deposits of black loam scattered over the northern part. About nine miles northwest of Ithaca is a cateract called Taughannock Falls which has a perpendicular height of 190 feet. This is the highest water fall in the State. Forests of pine, oak, ash, elm, beech, sugar-maple, etc., cover a large part of the county. Among its minerals are Tully limestone, slate and sandstone. The county also ranks third in the production of salt.

Along the shores of the lake the grape industry is in a high state of development. The leading crops for 1910 as reported were: Corn, 278,503 bushels; oats, 596,746 bushels; wheat, 144,917 bushels; buckwheat, 293,086 bushels; barley, 46,679 bushels; potatoes, 689,360 bushels; hay and forage, 88,527 tons. Domestic animals are reported on 2,800 farms which are classified as follows: Dairy cows, 15,008; horses, 8,120; swine, 8,928; sheep, 19,644; poultry, 183,706. The total number of farms in the county is 2,988 and the total value of farm property is \$14,-896,795, an increase of seventeen per cent. over 1900. The average value per acre of farm land is \$21.77, an increase of only eighty-six cents per acre in ten years. We find 1,092 acres of land listed in the bulletin issued by the Department of Agriculture at an average price of \$45.78. This is a little above the average value of improved land in the county which we find to be \$42.82. Dairy cows are reported on 2,585 farms which showed a production of 8,059,296 gallons of milk in 1910. In the same year the total receipts from the sale of dairy products amounted to \$732,549.

This county is intersected by the main line and three branches of the Lehigh Valley Railroad and by a branch of the Delaware, Lackawanna and Western Railroad extending south from Ithaca, the capital. This beautiful little city has a population of 14,802. It is the home of Cornell University which is one of the leading institutions of learning in the country. Students from all parts of the world flock to its halls annually. The State Agricultural

College is also located here. Tompkins contains forty-five miles of State and county roads and 961 miles of other improved highway. The average tax rate on farm property is .01217. It embraces 152 district schools. The thirty-five milk stations and factories supply the needs of the farmers along dairy lines. There are different agricultural organizations in the county.

ULSTER COUNTY.

AREA, 1,150 SQUARE MILES — POPULATION, 11,769.

The county is located in the eastern part of the State, and is bounded on the east by the Hudson river. It is intersected by the Walkill and Rondout rivers, and is drained by the Neversink and Shawangunk rivers and by Esopus creek. The surface is hilly and partly mountainous, and is extensively covered with forests of oak, hickory, chestnut, elm, pine, sugar-maple, etc. The southern part is occupied by the Shawangunk mountains and the northwest part by the Catskills. Among its remarkable features is Lake Mohonk, which is a very popular summer resort. This beautiful lake is located on a high plateau several hundred feet above the sea level. Devonian sandstone and bluestone are found here, and large quantities are quarried and shipped to New York city via the Hudson river from Kingston. In the county are also extensive quantities of water-lime, which is used in making Portland cement. The cement exported to distant parts of the country exceeds \$1,000,000 annually. The soil is quite productive, especially in the valleys and along the Hudson river. In the valleys adjacent to the Catskill mountains the soil is mostly a clay and gravelly loam, while in the proximity of the Shawangunks it is of a sandy limestone formation.

Some of the leading crops in 1910 were: Corn, 433,322 bushels; oats, 225,235 bushels; wheat, 24,627 bushels; buckwheat, 93,557 bushels; rye, 103,132 bushels; potatoes, 293,415 bushels; hay and forage, 90,285 tons. Along the Hudson river conditions are very favorable for the growing of small fruit, and this county ranks first in the production of small fruit. It ranks third in the production of grapes. In New York city the farmers find a ready market for all their products.

The total number of farms in the county is 5,022, and the valuation of all farm property is \$29,439,672. This shows an increase of 16.7 per cent. over that of 1900. The average price of farm land is \$23.65. This represents an increase of \$8.60 over that of 1900. We find 1,677 acres listed in the bulletin issued by the Department of Agriculture at an average price of \$48.60. This figure is just a little below the average value of

improved land in the county, which is \$49.70. Domestic animals are reported on 4,654 farms. They are classified as follows: Dairy cows, 23,065; horses, 9,724; swine, 14,843; sheep, 5,721; poultry, 265,195. Dairy cows are reported on 4,133 farms. A total production of milk from these cows was 10,702,160 gallons in 1910. The total value of all dairy products in the same year was \$1,015,894. Excellent transportation facilities are found in the county. Kingston, the capital, has a population of 25,908. It is distant 85 miles from New York city and 55 miles from Albany. At New Paltz a State Normal College is located. In the county are 218 district schools; 74 miles of State and county roads and 1,561 miles of other improved highways. The average tax rate on farm property is .0283. We find in Ulster county 16 agricultural associations for the promotion of general farming and stock raising.

WARREN COUNTY.

AREA, 940 SQUARE MILES — POPULATION, 32,223.

Warren county is in the eastern part of the State and is bounded on the east by beautiful Lake George; is intersected by the Hudson river, which also forms a part of its southern boundary, and is partly drained by the Schroon river. The surface is mountainous, and extensively covered with forests of beech, elm, hickory, pine, oak, and sugar-maple. Many of the mountains and hills are steep and present a large surface of barren rock. Gneiss and granite are the predominate rocks of the county. Trenton limestone and Potsdam sandstone crop out in the southeast part and black marble is found at Glens Falls. The valleys are fertile and well adapted to pasturage. The soil is largely clay loam along the Hudson and Schroon river valleys, while that in the region of and south of Lake George is sandy and gravelly loam.

The 1910 official reports inform us that the leading crops for that year were as follows: Corn, 60,750 bushels; oats, 39,595 bushels; buckwheat, 30,524 bushels; potatoes, 163,673 bushels; hay and forage, 25,345 tons. Lumber is one of the leading products. We find there are 1,865 farms in the county, and the total valuation of farm property is \$6,589,380, an increase of 61 per cent. over that value as shown by the 1900 census reports. The average value of improved farm land is \$21.25. There are 1,346 acres listed in the bulletin issued by the Department of Agriculture at an average price of \$20, a little less than the average for the county. Domestic animals are reported on 1,717 farms, classified as follows: Dairy cows, 5,387; horses, 3,221; swine, 2,070; sheep, 12,111; poultry, 48,354. One thousand

five hundred and ninety-six farms report dairy cows, which produced in 1910 2,396,268 gallons of milk, the value of which with all products amounted to \$170,423.

The county is traversed by the Adirondack division of the D. & H. Railroad, also by a branch from Fort Edward to Caldwell, the capital (post-office, Lake George). This village has a population of 700. It is 60 miles north of Albany and nine miles from Glens Falls. This village is a celebrated summer resort. Some of the hotels accommodate 500 guests. Trolley lines from Albany, Troy, Schenectady, Saratoga Springs extend to Glens Falls, thence as far north as Warrensburg through Caldwell or Lake George.

We find 111 district schools in the county. Besides excellent high schools, a union graded school and an academy are located at Glens Falls. The tax rate on farm property is .04136. There are 70 miles of State and county roads and 791 miles of improved highway. Milk stations and creameries are located at Glens Falls and Lake George. In the county are three granges and the Warren County Fair Society. Great opportunities for investment are found at the present time in this county.

WASHINGTON COUNTY.

. AREA, 861 SQUARE MILES — POPULATION, 47,778.

Washington county is in the eastern part of New York, bordering on Vermont. Lake George bounds it on the northwest and the Hudson river on the west. It is drained by the Hoosac, Pawlet and Poughkeepsie rivers and by Batten, Kill and Weed creeks. Lake Champlain forms a part of the eastern boundary of the county. The surface is hilly and mountainous and presents picturesque scenery on the shores of the narrow and beautiful lakes above named, which are navigable for steamboats. Mount Block, Mount Hope, Mount Palmerton, Split Rock and Fort Ann mountain are all situated in the northwestern part of the county. Along the eastern border extends a range of high hills composed almost wholly of shale, sand and clay. These hills, by the action of rain and weather, have deposited a rich, deep loam in the valleys and lower uplands. The fertility of this rich loam is constantly being renewed by this same agency. Forests of beech, elm, hickory, oak, sugar-maple and other trees cover a large part of the county. Limestone and slate underlie a large part of the soil. Among its minerals are iron ore, graphite, slate and water-lime.

While not excelling in any particular line, the staple crops are good, in 1910 being: Corn, 597,342 bushels; oats, 659,913 bushels; buckwheat, 52,264 bushels; rye, 70,016 bushels; potatoes, 1,375,013 bushels; hay and forage, 121,417 tons. Considerable

flax is also grown in the county. The total number of farms in the county is 3,564, and the value of all farm property is reported to be \$18,459,934. The average price of farm land per acre is \$15.63. We find 2,897 acres listed in the bulletin issued by the Department of Agriculture at an average price of \$36.64, a few dollars above the average of improved land in the county, which is \$31.20. Domestic animals are reported on 3,372 farms, and are classified as follows: Dairy cattle, 28,169; horses, 10,070; swine, 12,859; sheep, 36,752; poultry, 167,477. The number of farms reporting dairy cows is 3,155 and their total production of milk was 13,521,120 gallons in 1910. Total receipts from the sale of dairy products in the same year was \$1,327,575.

The county is intersected by branches of the D. & H. Railroad and by the Champlain canal. The capital is Argyle, an inland town 45 miles from Albany, which city, with New York and the manufacturing cities of New England, are the markets for their produce. Whitehall is the principal town of the county and has large manufacturing interests which use large quantities of lumber. This town is 24 miles from Rutland and 80 miles from Burlington, Vermont. We find 224 school districts in the county. The tax rate on farm property in 1910 was .01567. There are 31 miles of State and county roads and 1,370 miles of graded and improved highways in the county. Twenty-one milk stations and factories take care of the milk interests. The 21 agricultural organizations of the county consist of: Eighteen granges, one Pomona grange, one county agricultural society, Cambridge Valley Agricultural Society and Stock Breeders' Association.

WAYNE COUNTY.

AREA, 621 SQUARE MILES — POPULATION, 50,179.

This is one of the north tier counties bordering on Lake Ontario. It is drained by Clyde river and Mud creek, which unites with the Canandaigua outlet at Lyons. The surface is undulating and is diversified with long, low and parallel ridges, the direction of which is north and south. Forests of beech, ash, hickory, elm, oak, sugar-maple and other trees cover nearly one-sixth of the county. Among its mineral resources are gypsum, iron ore and Niagara limestone, the latter a good material for building. The soil is of the same general nature as the other counties bordering on Lake Ontario, except that in the level strip along the lake clay and gravelly loam appear in about equal quantities. In the eastern half of the county on both sides of, and including the Clyde river valley, black dirt, with occasional areas of dark, gravelly loam is found. In the western half along the Mud creek valley,

and south to the county line, the soil is composed of sandy, gravelly loam.

Some of the leading crops in 1910 were: Corn, 911,653 bushels; wheat, 337,333 bushels; barley, 70,000 bushels; dry beans, 79,422 bushels; potatoes, 1,049,202 bushels; hay and forage, 104,117 tons. About 50,000 bushels of buckwheat and rye were also produced. We find in this county, 5,237 farms, and the value of all farm property to be \$34,481,902, an increase over 1900 of 45.7 per cent. This increase is represented by \$12.27 per acre for the land and a total of \$4,298,556 for buildings. The average value for improved farm land is \$79.28. There are 717 acres listed in the bulletin issued by the Department of Agriculture, with an average value of \$95.52. We find 4,941 farms reporting domestic animals, classified as follows: Dairy cows, 20,645; horses, 15,373; swine, 20,749; sheep, 24,587; poultry, 343,400. Four thousand five hundred and thirty farms report dairy cows, the total production of milk being 9,930,245 gallons, valued at \$875,893.

Wayne county is traversed by the Erie canal, the New York Central, West Shore; Rome, Watertown and Ogdensburg, and Northern Central Railroads. There are also electric lines which extend from Sodus Point to Rochester, and from Lyons west to Rochester and east to Auburn.

The capital is Lyons, which contains flour mills, distilleries, barrel manufactories and extensive beet sugar factories. Its population is 4,460. It is located only 36 miles from Rochester; 45 miles from Syracuse, and not a great distance from Buffalo. These cities afford excellent markets for all farm products.

There are 209 district schools in the county, and the average farm tax is .01329. We find 26 miles of State and county roads and 552 miles of other improved highways. Twenty-six milk stations and factories are appropriately located throughout the county. One Pomona grange, twenty granges, fair association, union agricultural society, county fire relief association, county agricultural society, county fruit growers' association and Williamson Fruit Growers' Association make up the different farmers' associations in the county.

WESTCHESTER COUNTY.

AREA, 463 SQUARE MILES — POPULATION, 283,055.

This county is located in the southeast part of the State and borders on Connecticut. It is bounded on the west by the Hudson river and on the southeast by Long Island sound, and is intersected by the Croton river and is partly drained by the Bronx

river. The surface is hilly and diversified, presenting much beautiful scenery. Here are found several quarries of choice white marble and also quarries of domotite (magnesium limestone). Quicklime is prepared from this mineral. The soil is fertile and adapted to pasturage. It consists principally of slaty, sandy and gravelly loams.

Some of the crops as reported in the late census information are: Corn, 188,180 bushels; oats, 34,520 bushels; rye, 18,912 bushels; potatoes, 147,153 bushels; hay and forage, 52,252 tons. The total number of farms is 1,880, and the total value of all farm property is \$66,156,044, an increase of 117 per cent. in the last ten years. The average price of improved land in the county is \$434.73. Domestic animals are reported on 1,661 farms. They are classified as follows: Dairy cows, 11,475; horses, 5,392; swine, 5,430; sheep, 1,140; poultry, 138,296.

Dairy cows are reported on 1,381 farms and their total production of milk in 1910 was 6,942,345 gallons. The receipts from the sale of dairy products was \$765,727.

The county is intersected by the New York, New Haven and Hartford, the New York Central main line and Harlem and Putnam branch Railroads. Many residents of New York city have beautiful villas and country seats in this county. It contains the city of Yonkers, population 79,803, and the large villages of Peekskill, Ossining and White Plains. The southern part of the county, comprising the populous towns of West Farms, Kingsbridge and Morrisania, was annexed to New York city some years ago. Its capital is White Plains, which has a population of 15,949. The city is only twenty-two miles from the Grand Central depot in New York city and contains Alexander Institute, which has more than a local reputation.

At Peekskill is located St. Gabriel's School for Young Ladies (Episcopalian) and an academy. We find 122 district schools in the county.

There is but one creamery in the county as most of the milk is shipped direct to New York city. The average tax rate for farm land is .01318.

There are 89 miles of State and county roads and 717 miles of improved highways favored with State aid.

Agricultural societies in the county are represented by one co-operative association, two granges, farmer' club, horticultural society, and county agricultural society which holds an annual fair at White Plains.

Those desiring to locate near a great city will do well to investigate the conditions in this county.

WYOMING COUNTY.

AREA, 606 SQUARE MILES — POPULATION, 31,880.

Wyoming county is situated in the western part of the State. It is bounded on the south by the beautiful Genesee river, and is drained by Allens, Cattaraugus and Tonawanda creeks, which have their source in the county. The surface is undulating and extensively covered with forests of ash, beech, elm, hickory, sugar-maple and tulip-tree. Devonian sandstone and shale underlie a large part of this county, and extensive salt beds are also found from which are taken large quantities of this necessity of life. In the southern part of the county the soil on the uplands is gravelly loam and heavy clay. In the valleys a gravelly loam is found which is excellent for pasturage. In the northern part a heavy clay and gravelly loam is found resting on limestone.

The staple crops in the county in 1910 were as follows: Corn, 109,590 bushels; oats, 915,608 bushels; wheat, 254,788 bushels; buckwheat, 108,237 bushels; dry beans, 194,015 bushels; potatoes, 1,493,071 bushels; hay and forage, 142,315 tons. The average value of farm land per acre is \$28.99, an increase of \$5.59 per acre over 1900. We find in the bulletin issued by the Department of Agriculture 1,079 acres listed at an average value of \$32.77, which is materially below the average of the county for improved land (\$48.82). Domestic animals are reported on 3,334 farms. They are classified as follows: Dairy cows, 28,066; horses, 11,732; swine, 10,487; sheep, 24,531; poultry, 158,211. The number of farms reporting dairy cows is 3,129 and their total production of milk in 1910 was 14,033,000 gallons, the total receipts of which amounted to \$1,340,704.

On the southeast border of the county the Genesee river flows between perpendicular cliffs 350 feet high. Here are several picturesque cataracts known as the Falls of the Genesee, one of which is 110 feet in height. This is one of the most beautiful and attractive spots in the entire State and is of more than local interest.

The county is intersected by the Erie, Buffalo, Rochester and Pittsburg and the Batavia, Attica and Arcade Railroads. It is connected with Rochester by the Genesee Valley canal.

The capital is Warsaw, which has a population of 3,206. It is forty-eight miles east of Buffalo and forty-three miles southwest of Rochester, which are the principal markets for the farm products of the county.

Warsaw is also a popular summer resort, and contains a union school house which cost \$40,000. At Attica, 15 miles north of Warsaw, is located the Collegiate Institute. These institutions, with the 168 district schools, place the county up to the high standard set by the State along educational lines. We find 36

milk stations and factories in the county. The average tax rate in the county is .01273. There are 23 miles of State and county roads and 806 miles of graded and improved highways. The agricultural organizations are: Two fair societies, twelve granges and a Pomona.

YATES COUNTY.

AREA, 340 SQUARE MILES — POPULATION, 18,642.

Yates county is located in the west central part of the State. Beautiful Seneca lake forms its eastern boundary, while the waters of picturesque Lake Canandaigua wash its western shores. It is partly intersected by Lake Keuka. The scenery of this section is beautiful beyond description. The county is drained by Flint creek and the outlet of Keuka lake. The surface consists of a series of five ridges running north and south, gradually declining to a level. The slopes of these ridges are gradual and uniform, except in the western part, which is steeper. The soil for the most part consists of a fine quality of gravelly loam intermixed with clay and the disintegrated shales of the portage group. It is well adapted to either pasturage, tillage or fruit growing. Among the rocks which underlie the soil are Portage sandstone and Tully limestone. There are forests of ash, beech, elm, hickory, oak, sugar-maple and other trees.

The principal crops in 1910 were: Corn, 234,613 bushels; oats, 435,232 bushels; wheat, 293,255 bushels; buckwheat, 43,779 bushels; rye, 51,017 bushels; dry beans, 62,037 bushels; potatoes, 235,657 bushels; hay and forage, 42,777 tons. There are 2,288 farms in the county, and the total valuation of farm property is \$15,576,703. The average value of farm land per acre is \$66.03. The total number of acres listed in the bulletin of the Department of Agriculture is 1,432, with an average price of \$31.70 per acre. These must be bargains, as it is quoted at less than one-half the average value for the county. Domestic animals are reported on 2,139 farms, classified as follows: Dairy cows, 5,566; horses, 7,270; swine, 7,884; sheep, 36,554; poultry, 125,644. The number of farms reporting dairy cows is 1,907 and their total production of milk was 2,677,246 gallons. The total receipts from the sale of dairy products were \$156,044.

The county is second only to Chautauqua in the production of grapes and helps to make New York rank second among the states in the value of the grape and wine crop. The first champagne made in this country was produced in this county, and this industry has steadily progressed until to-day it exceeds any other county in the United States in this industry. The quality is of the very best and is considered by many to be equal to the finest of the French importations.

The county is intersected by the Northern Central Railroad, a branch of the Pennsylvania system, and by a branch of the Lehigh Valley. An electric line extends from Penn Yan to Branchport. Penn Yan, the capital, has a population of 4,597 and is the metropolis of the county. Buffalo, Philadelphia and New York city afford excellent markets for all products. There are 104 district schools in the country; five miles of State and county roads and 623 miles of other improved highways. The average tax rate on farm property is .00989. The agricultural organizations of the county comprise a fair association, Yates County Agricultural Society and nine granges.

ALL THE PEOPLE ARE INTERESTED IN AGRICULTURE.

(*Extracts from Annual Address of Raymond C. Pearson, President of the State Agricultural Society, January 15, 1912.*)

One feature of our agricultural development which is becoming better and better understood and which ought to be understood by every citizen is that this development is in the interest of the entire public and not of the farmer alone. When questions relating to the development of our agriculture are being considered, it is sometimes said that already enough is being done for the farmer, or that the farmer should be as well able to look out for himself as the man engaged in any other industry. If argument is to be on this line, we would call attention to the numerous aids rendered to other industries. Railroads have been subsidized, manufacturers have been generously aided by the government in an indirect way through tariff laws, patents have been allowed to give exclusive privileges to inventors or those who are clever enough, or businesslike enough to get the inventors' rights. The financial aid rendered directly or indirectly by our government in such ways as these makes the so-called agricultural aid insignificant by comparison. But we do not admit that any such class comparison is fair or reasonable.

The development of our agriculture is a national question. For two reasons it directly concerns every citizen:

(1) Agriculture is our fundamental industry. Fifty-four per cent. of the people of the United States are classified as rural. One million nine hundred and twenty-eight thousand one hundred and twenty people in New York State, or 21 per cent. of the population, are classified as rural. When such a large number of people are prosperous, then all the other industries feel the good effects. If the practically 2,000,000 rural people in New York State gain, by their own efforts in agriculture, \$20,000,000 extra in any year, this means practically \$20,000,000 more expended for all kinds of products sold within New York State, the money going direct to the shopkeepers, manufacturers, transportation lines, labor and banks. It is a common saying that in a year of good crops our country enjoys prosperity. How quickly other industries feel the effect of agricultural prosperity. An increase of only one bushel of grain per acre, or its equivalent, on all improved agricultural land in the United States would require 12,500 extra trains of 50 cars each for transportation. The difference in yields between a good year and a poor year in agriculture, if marked and if uniform throughout the entire country, would

represent a difference of 100,000 trains for transporting the crops. It is easy to imagine what this would mean to business, the stimulus of the increase being transmitted from one industry to another until it has covered the entire country and affected practically every person.

(2) Consumption is overtaking production. Few of our people realize what a serious matter this is. We have been great exporters of food products, but those who think this is the case to-day are ignorant of the changes that are taking place. At the present rate of increase of population and the present rate of increase of crop production, we shall within a few years be obliged to import food products, and it will be a calamity to this country if such a condition comes to pass. * * *

Already we are importing some food products. In 1909, 8,383,966 bushels of potatoes were brought into the United States, with duty of twenty-five cents paid on each bushel. In the same year we imported 3,355,405 bushels of beans and dried peas, and 6,666,989 bushels of oats. This year we are again importing large quantities of potatoes. * * *

These two reasons are sufficient to show the necessity of developing the newest and best methods in our agriculture. It is a necessity that rests upon the whole people. But great care must be taken lest those who are not well posted upon the agricultural situation and its peculiar requirements rush in with impractical remedies, thus bringing discredit to the industry and setting back the advances that all desire to see made. Some commercial bodies made up of city men have taken a most commendable interest in agricultural development. They freely acknowledge that agricultural success underlies their own success.

FARMS FOR SALE OR RENT IN NEW YORK.

(Occupied or Unoccupied.)

On the following pages will be shown a list of over 1,000 farms for sale or rent in New York State. * In this list are shown about twenty farms to the county. They are arranged alphabetically by counties and towns, and the population given as reported in the 1910 census. Many of the farms can be rented with the privilege of buying.

This list of farms, as compiled by the Department of Agriculture, is included as official corroboration of our claims that improved farms in New York State can be purchased at an astonishingly low price.

The farms described are only a few of those for sale in the State. From many towns but few farms are reported, while there are many for sale which offer the advantage to colonies of all that is desirable in farms, besides low prices and long time in which to make payments.

DESCRIPTION.

Each farm is fully described, and price, terms, name and address of owner or agent also given. Any person interested in any of the farms may transact business directly with the owner or agent.

WHY FOR SALE.

Most of these farms are offered for sale because those living upon them have grown old and are no longer able to do the work, and it has been impossible for them to secure farm laborers. Or they are owned by estates where the heirs, living in the cities, are engaged in business enterprises, and are desirous of getting the estate settled. In no instance do these reasons indicate that it is impossible, difficult or exceedingly costly to bring them back to a high state of fertility, no matter how neglected and run down they may have become.

DESCRIPTIONS RELIABLE.

Nearly all the descriptions have been approved or signed by the supervisor of the town in which the farm is located, thus insuring a high degree of reliability of description. It is true that the cheaper and poorer farms listed, those that are not under thorough and intelligent cultivation and are spoken of as run down, are farms that a generation ago produced abundantly and were valued at a sum greatly in excess of the present price.

* NOTE.—Bulletin 31, compiled by Mr. R. R. Riddell, chief bureau farm lands, department of agriculture. Above introduction, extract from Bulletin 22.

NO INTEREST IN FARMS.

This association does not own these farms, neither does it sell them or act as agent in their sale. It simply gives this information to the public for the purpose of directing attention to the opportunities to be found in New York for profitable farming.

It will also bring the buyer and seller together, to their mutual advantage and without expense to either, and thus promote agricultural production within the State.

SUMMARY.

The following seems to be a safe proposition: Given low-priced farm land, which under intelligent and thorough cultivation, will produce abundant crops of great variety, commanding the highest cash price in unlimited markets almost at the farm gate; easy, quick and cheap transportation to market; a larger percentage of certainty in crop production than can be found elsewhere, on account of ideal climatic conditions, freedom from destructive storms, droughts, killing frosts and devastating pests; the result must come near to success unless the farmer himself is most inefficient.

FARMS THAT MAY BE RENTED, INDICATED BY NUMBER.

Nos. 7, 8, 9, 16, 18, 27, 28, 29, 34, 43, 45, 46, 49, 50, 52, 53, 57, 62, 74, 75, 76, 77, 79, 81, 85, 92, 93, 98, 100, 101, 102, 103, 105, 106, 108, 112, 113, 115, 119, 125, 126, 127, 128, 130, 132, 134, 142, 145, 153, 154, 161, 173, 176, 177, 187, 188, 193, 194, 198, 202, 203, 204, 209, 211, 216, 217, 219, 225, 233, 234, 246, 247, 252, 263, 268, 270, 273, 274, 277, 279, 284, 286, 293, 333, 335, 338, 343, 344, 345, 349, 359, 361, 366, 367, 370, 374, 380, 383, 385, 390, 391, 394, 395, 396, 401, 402, 407, 409, 422, 425, 439, 443, 447, 450, 455, 457, 458, 464, 465, 471, 482, 483, 486, 488, 492, 496, 505, 509, 513, 514, 523, 530, 551, 552, 554, 556, 568, 573, 579, 581, 604, 605, 606, 607, 609, 610, 611, 613, 615, 616, 619, 625, 626, 630, 631, 634, 642, 643, 650, 651, 654, 655, 665, 680, 684, 685, 686, 687, 690, 691, 711, 714, 718, 719, 720, 721, 724, 728, 733, 735, 743, 744, 745, 746, 776, 784, 791, 794, 797, 798, 801, 802, 803, 804, 821, 828, 833, 835, 838, 839, 847, 858, 861, 862, 863, 864, 865, 872, 876, 878, 879, 885, 889, 892, 894, 897, 898, 901, 908, 909, 914, 915, 920, 924, 925, 926, 929, 946, 950, 951, 952, 954, 956, 957, 958, 963, 964, 966, 968, 970, 974, 975, 978, 987, 993, 994, 997, 998, 1000, 1002.

NEW YORK FARMS

ALBANY COUNTY

Population 173,666

TOWN OF BERNE

Population 1,753

*No. 1—Farm of 94 acres, located 3 miles from Rensselaerville P. O.; 10 miles from railway station at Middleburg, on line of Middleburg Valley R. R.; $\frac{3}{4}$ mile from school; 3 miles from churches and butter factory. Highways good. Nearest village, Rensselaerville, population 700, reached by highway. Surface of farm, rolling. Good grain, hay and stock farm. Altitude, 850 feet. Soil, good loam. Acres in meadow, 40; in natural pasture, 20; in timber, 34, mostly hard wood. Acres tillable, 70. Some apples and small fruit. Fences, stone wall and rail. House, 30x50 and wing, fair condition. Small barn. Watered, house and barn by well and spring. Occupied by tenant. Reason for selling, to close an estate. Price, \$500. Terms easy. Address William Duke, Jr., Wellsville, N. Y., or John D. White, agent in charge, Altamont, N. Y.

*No. 2—Farm, of 159 acres, located 3 miles from Huntersland P. O.; 7 miles from railway station at Middleburg, on line of Middleburg Valley R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches; 3 miles from butter factory. Highways good. Nearest village, Middleburg, 7 miles distant, population 1,114, reached by highway. Surface of farm, level and rolling. Altitude, 1,000 feet. Soil, clay and good loam. Acres in meadow, 50; in natural pasture, 50; in timber, 25, hemlock, beech and maple. Acres tillable, 130. Some apple trees and small fruits. Best adapted to hay, oats, buckwheat and pasturage. Fences, mostly stone wall. House, 30x60, 2-story, fair condition. A good stock farm. Watered, house and barn by wells; fields by springs. Occupied by tenant. Reason for selling, to close an estate. Price, \$1,000. Small cash payment; balance, easy payments. Address William Duke, Jr., Wellsville, N. Y., or agent in charge, John D. White, Altamont, N. Y.

*No. 3—Farm of 152 acres, located 3 miles from Rensselaerville P. O.; 10 miles from railway station at Middleburg, N. Y., on line of the Middleburg Valley R. R.; 1 mile from school; 3 miles from churches, Methodist, Baptist and Reformed; 3 miles from butter factory. Highways good. Nearest village, Rensselaerville, population 500, 3 miles distant, reached by highway. Surface of farm, level and rolling. Altitude, 950 feet. Soil, good and productive. Acres in meadow, 50; in natural pasture, 60; in timber, 40, hemlock, birch and maple. Acres tillable, 100. Best adapted to hay, oats, rye, buckwheat and grazing. Fences, mostly stone wall, fair condition. House, 28-30, with wings. Barn, 30x40; wagon house, 25x40, in fair condition. Watered, house by well and spring; barns by spring; fields by creeks and springs. Occupied by tenant. A good grain and stock farm. Reason for selling, to close an estate. Price, \$900. Small cash payment to show good faith; balance, easy payments. Address William Duke, Jr., Wellsville, N. Y., or John D. White, agent in charge, Altamont, N. Y.

*No. 4—Farm of 96 acres, located $3\frac{1}{2}$ miles from Rensselaerville P. O.; 12 miles from railway station at Altamont, on line of D. & H. R. R.; $\frac{3}{4}$ mile from school; 3 miles from churches, Methodist, Baptist and Christian; $3\frac{1}{2}$ miles from butter factory. Highways good. Surface, level and rolling. Nearest village, Rensselaerville, population 500, $3\frac{1}{2}$ miles distant, reached by highway. Altitude 850 feet. Soil, good gravel loam. Acres in meadow, 50, in natural pasture, 20; in timber, 24, hemlock, birch and maple. Acres tillable, 75. Good orchard, 100 trees, some small fruit. Best adapted to hay, rye, oats and buckwheat. Fences, mostly stone wall, fair condition. House, 25x30, fair condition. Wagon house, stable and shed attached, 25x40, fair condition. Watered, house by well

* Farm is in hands of agent or real estate man.

and spring; barn by well and spring; fields by springs and creeks. Occupied by tenant. Reason for selling, to close an estate. Price, \$600. Terms, small cash payment. Address William Duke, Jr., Wellsville, N. Y., or John D. White, agent in charge, Altamont, N. Y.

*No. 5—Farm of 200 acres, located $2\frac{1}{2}$ miles from West Berne P. O.; 5 miles from railway station at Middleburg, on line of M. & S. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from churches and butter factory. Highways good. Nearest village, Middleburg, population 1,500, 5 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,000 feet. Soil, slaty loam. Acres in meadow, 50; in natural pasture, 40; in timber, 40. Acres tillable, 150. Fruit, large and small, good orchard. Best adapted to hay, oats, buckwheat, rye, clover. Fences, in fair condition. House, 2 stories, 16 rooms, in good condition. Barn, 40x60, with ell and shed. Watered, house by well; barns and fields by running water. 6 miles from Crystal Lake. Occupied by tenant. Price, \$3,000. Terms, $\frac{1}{3}$ cash, balance on easy terms. Address Chas. Mann, agent, Middleburg, N. Y.

No. 6—Farm of 160 acres, located $4\frac{1}{2}$ miles from Rensselaerville P. O.; 8 miles from railway station at Middleburg, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches and butter factory. Highways good. Nearest city, Albany, 30 miles distant, reached by highway. Surface of farm, rolling. Altitude, 900 feet. Soil, mixed. Acres in meadow, 40; in natural pasture, 40; in timber, 12, mostly hard wood. Acres tillable, 130. Some apple trees and small fruits. Best adapted to hay, corn, oats, potatoes, rye, clover. Fences good. House, 2 stories, 12 rooms, in good condition. Barn, 36x48; barn, 25x41; barn, 36x40; wagon house, 24x50; henhouse, 14x24; hogpen, 12x24. Watered, house and barns by wells; fields, by good springs. 1 mile from Crystal Lake. Occupied by tenant. Reason for selling, owner has too many farms. Price, \$3,200. Terms easy. This farm is a fine dairy farm. Address Mrs. Esther B. Haverley, Gallupville, N. Y.

TOWN OF COEYMANS

Population 4,252

No. 7—Farm of 110 acres, located $\frac{1}{4}$ mile from Indian Fields P. O.; 8 miles from railway station at Ravena, on line of W. S. R. R.; $\frac{1}{2}$ mile from school and church; $1\frac{1}{4}$ miles from butter factory. State road. Surface rolling. Loam soil. Acres in timber, 10, hickory, oak, chestnut and pine. Acres tillable, 100. Fruit, apples, pears, plums, cherries and peaches. Best adapted to hay, grain and fruit. Fences, stone and wire. House in good condition. Outbuildings: barn, 60x40; wagon house; cow barn and shed attached; good condition. Watered by artesian well and springs. Occupied by owner. Reason for selling, poor health of owner. Owner will rent with option to buy. For price and terms address John N. Tompkins, Indian Fields, N. Y.

TOWN OF COLONIE

Population 8,885

No. 8—Farm of 80 acres, located $1\frac{1}{2}$ miles from Watervliet P. O.; R. D. 1; $1\frac{1}{2}$ miles from Colonie railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches and milk station. State road. Nearest city, Watervliet, population 15,074, reached by highway. Altitude, about 400 feet. Soil, clay loam. Acres in meadow, 60; in natural pasture, 20; acres tillable, 60. Best adapted to hay and grain. Fences, wire, good. No house. One barn. Watered by well and springs. Occupied by owner. Reason for selling, owner has too much land. Price, \$5,000. Terms easy. Owner will rent. Address Wm. C. Goodrich, Watervliet, N. Y., R. D. 1.

No. 9—Farm of 100 acres, located $3\frac{1}{2}$ miles from Cohoes P. O., R. D. 1; 1 mile from Stop 33 on line of Schenectady & Troy R. R.; $\frac{1}{2}$ mile from school; 3 miles from Methodist church; 5 miles from Troy; 9 miles from Albany; 10 miles from Schenectady. Highways, very good. Nearest city, Cohoes, population 24,709, reached by highway. General surface features of farm, rolling. Nature and quality of soil, very best. 90 acres in meadow; 5 in timber; 5 in pasture; 90 acres tillable. Fruit,

* Farm is in hands of agent or real estate man.

100 apple trees. Soil best adapted for hay and grain. Fences, good, wire. 14-room brick house. 4 good sized barns and 3 small ones. Running water in house; same in barn; always plenty in fields. 2 miles from the Mohawk River. Occupied by owner. One of the best dairy farms in the State; always had 25 to 50 cows. This place will cut from 75 to 100 tons of hay yearly. Price, \$10,000. Terms cash. Owner will rent for cash. Address Harvey Pitts, Cohoes, N. Y.

*No. 10—Farm of 40 acres, located 4 miles from Watervliet P. O.; 4 miles from railway station at Watervliet, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 1 mile from churches. Highways good, but 1 mile from 2 State roads. Nearest large cities, Troy, Albany and Cohoes, distant 4-5 miles, reached by highway. Surface of farm, level. Soil, good sandy loam. Acres in meadow, 35; in timber, 4, second growth; all tillable. Fruit, 300 apple trees, old but good; 50 plum, cherry and pear trees. Best adapted to fruit, berries and garden truck. Fences, wire, in fair condition. House, 14 rooms, in excellent condition. Barns, large, new and excellent; 2 big poultryhouses. Watered, house and barns by wells. Occupied by owner. Reason for selling, unable to work farm. A very fine place near the best markets. Price, \$6,000. Terms, \$1,000 cash, or will take city property in exchange. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

*No. 11—Farm of 18 acres, located 7 miles from Albany P. O.; 7 miles from railway station at Albany or Schenectady, on line of N. Y. C. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Reformed church. Highways, state road. Nearest cities, Albany and Schenectady, distant 7 miles, reached by trolley or highway. Surface of farm, level. Soil, sand loam, garden soil. Acres in timber, 3, oak and chestnut; all tillable except woodland. Fruit, 30 apple trees, in bearing; 50 3-year-old trees, cherries, pears and plums, bearing. Best adapted to garden truck and fruit. Fences, poor, but none needed. House, 2 stories, 8 rooms, in excellent condition. Barns, old and poor; henhouse and shed, in poor condi-

tion, but all are serviceable. House and barns watered by 2 wells; fields by brook. Occupied by owner. Reason for selling, owner wants larger place. Within $\frac{1}{4}$ mile of trolley and State road, express takes products. Price, \$2,750. Terms, \$1,500 cash. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

*No. 12—Farm of 96 acres, located $2\frac{1}{2}$ miles from Cohoes P. O.; 3-minute walk from railway station at Crescent Station, on branch of New York Central between Troy and Schenectady; 2-minute walk from school; $2\frac{1}{2}$ miles from churches. Highways, good. Nearest city, Cohoes, population 24,709, $2\frac{1}{2}$ miles distant, reached by rail or highway. Surface of farm, generally level. Soil of first-class quality. Acres in meadow, 75; in natural pasture, 20; acres tillable, 75. 250 fruit trees of various kinds. Best adapted to corn, potatoes, grass, rye oats. Fences, wire and board, good. House, frame, in good condition, 8 large rooms, all improvements; hot water heat. Good tenant house. Barns, large, with good slate roofs. Watered, barns by running water; fields, by creek. Mohawk River runs through farm, also new barge canal. Occupied by owner. Reason for selling, other business. Price, \$15,000. Terms, $\frac{1}{2}$ cash, balance on mortgage, 5%. Fine site for a gentleman's country home or stock farm. Address J. S. Donahue, agent, 50 So. Hawk Street, Albany, N. Y.

TOWN OF GUILDERLAND

Population 3,333

*No. 13—Farm of 71 acres, located $\frac{3}{8}$ mile from Guilderland Center P. O.; $\frac{3}{8}$ mile from railway station at Guilderland Center on line of West Shore R. R.; $\frac{1}{4}$ mile from school and churches; $\frac{3}{8}$ mile from milk station; $\frac{1}{4}$ mile from State road. Highways, excellent. Nearest cities, Schenectady, 6 miles distant, and Albany, 11 miles distant, reached by highway; Surface of farm, level. Soil, clay loam. Acres in meadow, 30; in natural pasture, 10; in timber, 6, large pine, hemlock and oak; acres tillable, 65. Fruit, 150 apple trees, thrifty and bearing, 200 set two years. Best adapted to hay, grain, corn, fruit. Fences, wire, in good condition. House,

* Farm is in hands of agent or real estate man.

10 rooms, in good condition. Outbuildings: barn, 32x46; barn, 24x65; barn, 24x26; cow barn, 14x16, two sheds; all in good condition. Watered, house and barns by well; fields by brook. Fine view of Helderberg Mountains. Occupied by tenant. Reason for selling, owner lives in city. Price, \$6,000. Terms, \$3,500 cash, or might exchange for city property. Address F. H. Knox, agent, 469 State Street, Schenectady, N. Y.

No. 14—Farm of 40½ acres, located 3 miles from Altamont P. O., R. D. 2; 1½ miles from railway station at Meadowdale, on line of D. & H. R. R.; ½ mile from school; 2 miles from Reformed and Lutheran churches. Highways, good. Nearest large village, Altamont, population 900, 9 miles distant; Schenectady, 11 miles distant; Albany, 13 miles distant; reached by both railroad and highway. Surface of farm, nearly level. Soil, good. Acres in meadow, 30; in timber, 1; all tillable. Fruit, 40 plum, 40 apple, 19 cherry, 10 peach and 12 pear trees. Best adapted to corn, rye, hay and oats. Fences in good condition. House, 21x40, in fine condition. Main barn, 26x40; wagon house attached, 18x50; horse barn, 18x40; stables attached; hogpen, 15 feet square; henhouse, 12x30; all in good condition. Watered, house, by wells and never-failing springs. This property is located 1 mile from the Helderberg Mountains, 4 miles from Thompson's Lake, and 2 miles from Indian Ladder. Occupied by owner. Reason for selling, advanced age of owner. Price, \$3,000. Terms, \$1,500 down, balance on mortgage. Address Aaron Van Schaack, Altamont, N. Y., R. D. 2.

TOWN OF KNOX

Population 1,007

No. 15—Farm of 200 acres; 1½ miles from P. O., R. D.; 5 miles from railway station at Altamont, on line of D. & H. R. R.; 1½ miles from school; 1½ miles from churches and 3 miles from butter factory. Highways, good. Nearest village, Knox, population 200, 1½ miles distant, reached by highway. Surface features, rolling and level. Soil, fertile loam. Acres in meadow, 125; in natural pasture, 10; 10 acres in rye; in timber, 10, hemlock, beech, etc.; acres tillable, 190. Fruit, about 50

apple trees, pears and currants. Best adapted to oats, rye, buckwheat, hay, potatoes and corn. Fences, wall and rail, in fair condition. House, 20 rooms, 20x50, in fair condition, built for two families. Outbuildings: main barn, 40x54; hay barn, 42x36; wagon house, 40x20; shed and henhouse, 24x50; in fair condition. Watered, house by well and cistern; barns by pond and well; fields by ponds. This property is 4 miles from Thompson's Lake and 3 miles from Warner's Lake. Reason for selling, to settle an estate. Price, \$4,000. Terms, half down, balance on mortgage. Address Millard Frink, Altamont, N. Y.

TOWN OF RENSSELAERVILLE

Population 1,609

No. 16—Farm of 187 acres, 2 miles from Preston Hollow and 14 miles from Middleburg. Roads in the vicinity, good. Nature of soil, sand and gravelly loam. 30 acres of meadow; 50 acres of natural pasture; 37 acres of timber; about 100 acres tillable. Fruit, young orchard of 30 trees. Adapted to all kinds of crops. Altitude, 1,500 feet. Fences, stone, in good condition. House, 30x40, 2 stories, in good condition. Barn, 30x40, 2 stories. Wagon house and sheep barn. Premises watered by spring. Catskill Mountains 12 miles distant. Reasons for selling, poor health of the owner. Price, \$2,500. Terms, half cash. Owner will rent. Name and address of owner, J. M. Watson, Preston Hollow, N. Y.

No. 17—Farm of 135 acres, located 2 miles from Rensselaerville P. O.; 17 miles from Voorheesville station, on line of D. & H., and W. S. R. R.; ½ mile from school; 2 miles from Baptist, Presbyterian and Episcopal churches; 2 miles from butter factory. Highways, good, comparatively level. Nearest village, Rensselaerville, population 400, 2 miles distant, reached by highway. Surface, part level and part rolling. Altitude, 1,368 feet. Soil, loam. Acres in meadow, 45; natural pasture, 15; timber, 20, beech, maple, ash, hemlock; acres tillable, 55. Fruit, 70 apple trees. Best adapted to oats, corn, potatoes, buckwheat and rye. Fences, stone wall and wire, good condition. House, 20x44, kitchen and woodhouse attached, fair condition. One barn, 28x56, shed and hoghouse attached; one, 22x40; one, 30x52, cow shed attached; one wagon house,

with granary attached. Watered, house by well; barn by a never-failing stream; fields by brooks and streams. This property is $2\frac{1}{2}$ miles from Lake Myosotis, 5 miles from Crystal Lake and 20 miles from the Catskill Mountains. Occupied by owner. Reason for selling, wish to engage in other business. Price, \$1,800. Terms, part cash. This property is located $\frac{1}{2}$ mile from State road; an auto-bus runs from Rensselaerville to Albany. R. D. from Berne passes door. Address Marcus S. Lasher, Berne, N. Y., R. D. 2.

No. 18—Farm of 166 acres, located 2 miles from Medusa and 5 miles from Greenville P. O., R. D. 1; 12 miles from railway station at Cairo, on Catskill Mountain R. R., and 17 miles from West Cocksackie or Ravena, on West Shore R. R.; 1 mile from school; 1 mile from Methodist church; 2 to 5 miles to churches of other denominations; 2 miles from butter factory. Roads, good. State roads from Greenville to Cocksackie and from Rensselaerville to Albany. Nearest city, Albany, population 100,253, distant 30 miles, reached by highway or rail from West Cocksackie. Surface, rolling. Altitude, 1,000 feet. Soil is good clay loam. 20 acres of meadow; 25 acres of natural pasture; about 35 acres of timber, hemlock, maple, beech, white ash, elm, basswood, etc.; acres tillable, 86; There is an old neglected apple orchard of about 3 acres, Newtown Pippins, also a good many younger apple trees, some of which have been grafted, while others need topworking and pruning, also a few pear trees. Land is best adapted to dairying, fruit, and all general farm crops. Fences consist of stone walls in good, bad and indifferent shape, and considerable new wire fencing. There is a good 2-story house, 26x26, and extensions, 16x30, with excellent cellar. Barn, 30x40, with 30-foot extension, stanchions for 14 head cattle. Barn, 20x60, with 20-foot posts, stalls and carriage room. Hay bay, 26x36. Two-story grain house, 18x26. Two poultry-houses, 8x15 and 15x18. Buildings mostly in good condition, one barn roof needs shingling. House has well and cistern. Barns have wells. Fields have springs, and are also watered by the Eight Mile Creek, running through north-west portion of farm. Catskill Mountains 6 or 8 miles distant, and Catskill Creek 4 or 5 miles to the south. Occu-

pied by tenant. Possession April 1, if sold before that time; otherwise tenant will lease for another year. Reason for selling, old age of owner. Price and photograph on application. Terms, cash or half cash, with balance on mortgage at 5%. Only 2 miles to one of the best creameries in the State, saw and grist-mills and barrel factory. Owner will rent. Address Eugene Spalding, Greenville, Greene Co., N. Y.

No. 19—Farm of 273 acres, located $2\frac{1}{2}$ miles from Rensselaerville P. O., R. D. 1; 12 miles from railway station at Middleburg, on line of Middleburg & Schoharie R. R.; 1 mile from district school; $2\frac{1}{2}$ miles from high school; 2 miles from Protestant churches; $2\frac{1}{2}$ miles from cheese factory. Highways are smooth and good. Nearest city, Albany, 28 miles distant, by highway (State road); and the village of Middleburg, population 1,114, is 12 miles distant by highway. Surface, mostly level, and little rolling, sloping to the south. Soil, gravelly loam and black soil. 80 acres of meadow; 80 acres of natural pasture; 25 acres of timber, hemlock, ash and maple, of good quality; 180 acres tillable. Has 50 apple trees, 20 pears, 20 plums, plenty of fruit for home use and some to sell. Land is adapted to buckwheat, barley, oats, rye, corn, etc. Fences of woven wire, barbed wire and rail, all in good condition. Good 10-room house, painted, with piazza, and telephone. One barn, 53x44; one, 28x40; sheep house, 18x60; horse barn, 32x28; granary, 16x20; wagon house and wood house, 24x30. House has well and spring water; barns, well and running water; fields have springs and brooks. Nice view of Catskill Mountains 15 miles distant, Crystal and Myosotis lakes, $2\frac{1}{2}$ and $3\frac{1}{2}$ miles distant. Occupied by owner. Reason for selling, wishes to engage in other business. Price, \$3,000. Terms, cash or half cash, balance on mortgage at 5%. This is nice land to work, in good state of cultivation. Buildings are all in good condition and handy. Good home markets for all produce. The timber on this farm will bring enough to pay for it. There is a 20-acre field plowed for oats. Good sale for lumber and wood. Address Wm. H. Miller, Medusa, N. Y.

No. 20—Farm of 56 acres, located $3\frac{1}{2}$ miles from Livingstonville P. O.; 9 miles

from Middleburg station, on line of M. & S. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from Baptist church; $3\frac{1}{2}$ miles from cheese factory. Highways, good. Nearest village, Middleburg. Surface, rolling and level. Soil, loam. $2\frac{1}{2}$ miles from Pine Grove Creamery. Telephone line passes house. Expect mail route soon to pass farm. This is a good poultry farm and is 5 miles from Rensselaerville. There is a State road from Rensselaerville to Albany and auto bus runs every day in summer. Acres in meadow, 16; natural pasture, 20; timber, 7, hemlock, beech and maple; acres tillable, 25. Fruit, cherries, pears, plums and apples. Best adapted to potatoes, buckwheat and oats. Fences, stone, wire and rail, fair condition. House, 18x30, 7 rooms, wing 12x30, in fair condition, painted. Barn, 24x36; shed, 18x36; barn, 12x36; wagon house, 12x18; henhouse, 14x20; hoghouse, 12x10; and several other small buildings. Watered by springs and creeks. This property is $\frac{3}{4}$ of a mile from Crystal Lake, a growing summer resort, and 1 mile from Little Lake. Occupied by owner. Reason for selling, poor health and advanced age of the owner. For price and terms, address Charles W. Goodrich, Livingstonville, Schoharie Co., N. Y.

No. 21—Farm of 112 acres, 1 mile west of Potter Hollow P. O.; 16 miles from railway station; 1 mile from school and church. Nature of highways, good. 1 mile from creamery. Occupied. General surface features, rolling or gently sloping. Clay subsoil. 14 acres of timber, hemlock, maple and beech. Acres tillable, 100. Old apple orchard and some small fruit. Adapted to potatoes, corn, rye, oats, barley, wheat and grass. Fences in good condition. House in good condition and painted. Wagon house, 26x42. Large barns in fair condition. Watered, house and barns by well; fields by springs. Small creek near premises. Price, \$2,500. Terms, part cash. Reason for selling, advanced age of owner. This is a first-class farm; buildings painted and in good condition. Name and address of owner, Samuel Russell, Potter Hollow, N. Y.

No. 22—Farm of 300 acres, located 3 miles from Preston Hollow P. O.; 12 miles from railway station at Middleburg, on line of Schoharie & Middleburg R. R.; $\frac{1}{2}$ mile from school; 3 miles

from churches, butter factory and milk station. Highways, somewhat hilly. Surface, part rolling, part level. Soil, loam. Acres tillable, 250. Acres in timber, 30, hemlock. 75 fruit trees. Best adapted to oats, barley and buckwheat. Fences, wire and stone, good. House, in good condition. Two barns, in good condition. Watered by springs. Farm is 2 miles from Crystal Lake. Occupied by tenant. Farm has kept 25 head of cattle, 50 sheep and 5 horses. Reason for selling, owner has too much land. Price, \$3,000. Terms easy. Address W. B. Smith, Preston Hollow, N. Y.

No. 23—Farm of 200 acres, located 1 mile from Dormansville P. O., R. D. 1; 10 miles from railway station at Ravena, on line of W. S. R. R.; 1 mile from school and churches; 3 miles from butter factory. Highways, good State road. Nearest city, Albany, population about 100,000, 16 miles distant, reached by highway. Surface of farm, level. Soil, good, clay loam. Acres in meadow, 50; in natural pasture, 20; in timber, 40, hard and soft wood, second growth. Acres tillable, 140. Fruit, about 15 acres of apple orchard, trees about 30 years old. Best adapted to corn, oats, rye, buckwheat, hay, etc. Fences, stone and wood, fair condition. House, large, 16 rooms, fine condition; also good tenant house. Outbuildings: large barn, wagonhouse, cornhouse, hogpen, fair condition. Watered, house, by cistern and well; barns, by wells; fields, by springs and creeks. This farm is 3 miles from Lawson Lake, near Helderberg Mountains. Occupied by tenant. Reason for selling, to close an estate. This place is located on a State road. Price, \$4,000. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address P. J. Winegard, Endicott, N. Y.

TOWN OF WESTERLO

Population 1,307

No. 24—Farm of 230 acres, located 1 mile from Dormansville P. O., R. D. 1; 12 miles from railway station at Ravena, on line of W. S. R. R.; 1 mile from school and churches; 3 miles from butter factory. Highways, good. Nearest city, Albany, population about 100,000, 17 miles, reached by highway. Surface of farm, rolling. Soil, gravel, loam. Acres in meadow, 40; in natural

pasture, 30; in timber, 20, second growth hemlock, beech, maple, etc. Acres tillable, 150. Fruit, 25 acres of orchard, all kinds of apples, fine fruit farm. Best adapted to corn, oats, rye, buckwheat, etc. Fences, stone, fair condition. 3 houses on this place, main house, large and in good condition. Outbuildings ample for size of farm,

some in good and others in poor condition. Watered, house, by well and cistern; barns, by well; fields, by springs and creeks. This farm is 4 miles from Helderberg Mountains. Occupied by tenant. Reason for selling, to close an estate. Price, \$6,000. Terms, $\frac{1}{3}$ cash. Address P. J. Winegard, Endicott, N. Y.

ALLEGANY COUNTY

Population 41,412

TOWN OF ALLEN

Population 598

No. 25—Farm of 150 acres, located 8 miles from Angelica P. O., R. D. 1; 4 miles from railway station at Birdsall, on line of P. S. & N. R. R.; $1\frac{1}{2}$ miles from school; 4 miles from churches; $\frac{1}{2}$ miles from cheese factory. Highways, somewhat hilly but good. Nearest large village, Angelica. Surface, part hilly, part level. Soil, clay. Acres in meadow, about 100; in natural pasture, 25; in timber, 25, maple, beech and ash. Acres tillable, 75. Fruit, a few apple trees. Best adapted to hay, oats, buckwheat and potatoes. Fences barbed wire, poor. House in fair condition. Barn, 30x40, with basement. Watered by well, springs and creek. Occupied by owner. Reason for selling, owner has too much land. Would make a good dairy farm. For price and terms, address J. J. Gleason, Angelica, N. Y., R. D. 1.

No. 26—Farm of 300 acres, located 5 miles from Angelica P. O., R. D. 1; 5 miles from railway station at Angelica, on line of P. S. & N. R. R.; $\frac{1}{4}$ mile from school and church; 5 miles from butter factory; 2 miles from cheese factory. Highways, good. Surface, part level and part rolling. Altitude, 2,200 feet. Soil, black and yellow clay, loam. Acres in meadow, 100; in natural pasture, 100; in timber, 100, hard wood, beech, maple and cherry. Acres tillable, 100. Fruit, a few apple trees. Best adapted to potatoes, hay, buckwheat, wheat, oats, barley and corn. Fences, wire, good condition. House, 10 rooms, fair condition. Outbuildings, large new barn, modern and small barn and shed. Watered, house and barn by running water; fields by springs and creek. Occupied by tenant. Reason for selling, owner has other interests and cannot

attend to this property. Price, \$3,750. Terms, \$1,000 cash, and at least \$100 yearly, with interest. Address Mrs. Edith Rutherford Herdman, Angelica, N. Y.

No. 27—Farm of 200 acres, located 5 miles from Angelica P. O.; 5 miles from railway station at Angelica, on line of P. S. & N. R. R.; $\frac{3}{4}$ mile from school; $\frac{3}{4}$ mile from German Lutheran church; 2 miles from butter factory; 2 miles from cheese factory; 5 miles from milk station. Highways, good. Nearest large village, Angelica, population, 1,000, 5 miles distant, reached by highway. General surface, level, pasture rolling to the east. Altitude, 2,100 feet. Soil, black and yellow clay loam. Acres in meadow, 50; in natural pasture, 100; in timber, 10, hard wood, beech and maple. Acres tillable, 40; $\frac{1}{2}$ of pasture is tillable. A few apple and plum trees. Best adapted to potatoes, hay, buckwheat, oats, barley and wheat. Fences, wire, fair condition. House, small and old. Barn, small and in need of repair. Watered, house by well; barns by small creek, running near barns; living springs and running water the whole year through pasture. In the foothills of the Allegany Mountains; Genesee River 5 miles distant. Unoccupied. Reason for selling, owner has other interests and cannot attend to the property. Price, \$3,100. Terms, \$500 cash, interest first year, afterwards at least \$100 and interest. Owner will rent. Adjoining this, 140 acres, on which are two old barns, but no house, are for sale. Address Edith Rutherford Herdman, Angelica, N. Y.

No. 28—Farm of 500 acres, located 5 miles from Angelica P. O., R. D. 1; 5 miles from railway station at Angelica, on line of the P. S. & N. R. R.; $\frac{1}{4}$ mile from school and German

Lutheran church; 2 miles from cheese factory; 7 miles from milk station. Highways, good. Nearest large village, Angelica, population 1,000, 5 miles distant, reached by highway. Surface, generally level, pasture rolling. Altitude, about 2,500 feet. Soil, clay loam. Acres in meadow, 300; pasture, 150; timber, 50, hard wood. Acres tillable, 300 to 400. Fruit, few apple and cherry trees. Best adapted to hay, barley, buckwheat and potatoes. Fences, wire, good condition. House, modern, 10 rooms, fair condition. One large new barn, very complete; one other barn and shed; old horse barn, now used to store tools; henhouse. Old house and barn one mile from these buildings. 7 miles from Genesee River. Occupied by tenant. Reasons for selling, to close an estate. Price, \$10,000. Terms, \$2,000 cash. Owner will rent with option to buy to responsible person. Address Mrs. W. R. Herdman, Angelica, N. Y.

No. 29—Farm of 206 acres, located 7 miles from railway station at Angelica, on line of Erie & Shawmut R. R.; $\frac{1}{2}$ mile from school and Lutheran church; 3 miles from Methodist Episcopal church; 1 mile from cheese factory. Highways, good. Nearest large village, Angelica, 7 miles distant. Surface, part hilly, part level. Acres in meadow, 100; in natural pasture, 50; in timber, 50, maple and basswood. Acres tillable, 100. 1 orchard. Best adapted to oats, spring wheat, buckwheat and corn. Fences, wire and rail. House, 8 rooms. 4 large barns, granary, hogpen and shop. Watered, house, by well; fields, by springs. Occupied by tenant. Reason for selling, death of owner. Price, \$25 per acre. Terms, payment down. A good dairy farm. Owner will rent. Address Mrs. W. R. Piatt, Silver Springs, Wyoming Co., N. Y.

TOWN OF BOLIVAR

Population 2,282

No. 30—Farm of 105 acres, located 3 miles from Bolivar P. O.; 3 miles from railway station at Bolivar, on line of P. S. & N. R. R.; $\frac{3}{4}$ mile from school; 1 mile from Methodist church; 3 miles from cheese factory. Highways, good, hilly. Nearest city, Olean, population, 14,743, 18 miles distant, reached by trolley or railway. General surface of

farm, hilly. Soil, good. Acres in meadow, 40; in natural pasture, 30; in timber, 35, hard wood. Acres tillable, 70. Fruit, apples. Well adapted for almost any crop. Fences, mostly wire, in good condition. House, fair size, in good condition. Large barn in good condition. Watered, house and barns by wells; fields by spring. Occupied by owner. Reason for selling, owner wishes to move south. Price, \$2,600. Terms, cash. Address C. W. Kerr, Bolivar, N. Y., R. D. 1.

TOWN OF CANEADEA

Population 1,354

No. 31—Farm of 106 acres, $\frac{1}{2}$ mile from railway station, post office and stores. Soil, partly river bottom land and very productive. Watered by springs. Cheese factory $\frac{1}{2}$ of a mile distant. Building worth \$2,500, on main road. House, 16x36, with wing, 12x36, two stories, in good condition, worth \$1,500. Barns, 30x60; shed, 16x60; carriage house, in good condition. Buildings all painted, in fine shape. Fine apple orchard. Land, all tillable; good for wheat, corn, potatoes, grass; well watered. This farm is in the Genesee valley. Price, \$5,500. Terms, \$2,000 cash, balance on time. Address J. E. Munn, Canadea, N. Y.

TOWN OF GENESEE

Population 1,105

No. 32—Farm of 85 acres, 2 miles from Ceres P. O., R. D.; on trolley line from Olean to Bolivar; Prosser Junction station on farm, P. S. & N. R. R. All level and very productive. 50 acres under cultivation; balance, timber and pasture. Watered by spring, stream and well. Fences, in good condition. House, 9 rooms and hall, in good condition. Barns, 24x48 and 36x48, in good condition. Price, \$4,500, with some tools. Terms, half down, balance on time. Name and address of owner, B. A. Langworthy, Ceres, N. Y.

TOWN OF GROVE

Population 740

No. 33—Farm of 535 acres, $\frac{3}{4}$ mile from Swain, on the line of Erie R. R. and Pittsburg, Shawmut & Northern R. R. Nature and quality of soil, gravelly, sandy and clay loam. 225 acres

tillable and in meadow; 230 acres natural pasture; 80 acres timber, beech, maple, oak, chestnut, ash, hemlock, some first and some second growth. Fruit, apples, pears, cherries, etc. Best adapted to all crops suitable to climate. Fences, post, rail, wire and rail and panel, all fairly good. House, 2-story, frame, 10 rooms, 2 bath rooms, hot and cold water, in good condition; open fireplace. Barns, 30x40, 20x40, 20x30, 20x50; sheds ample; all in good repair. Watered, house, by springs piped to house; barns, by springs, well and streams; fields, by springs and streams. Reason for selling, advanced age of owner and business interests elsewhere. This is one of the choicest farm properties in this region. Price, \$20,000. Terms, \$10,000 may remain at 4½%, balance in installments. Address L. F. Windsor, 25 Thorndale Terrace, Rochester, N. Y.

No. 34—Farm of 250 acres, situated 3 miles from Swain P. O., and railway station on line of Erie R. R. Highways, fair. Acres in meadow, 100; balance tillable; acres natural pasture, 90. 1 mile from cheese factory. Some second growth timber. Fruit, 2 small orchards of apples and pears. Best adapted to hay, barley, oats, potatoes and buckwheat. Occupied. Fences, wire and rail, in good condition. House, 18x28, 2 stories; wing, 18x18, nearly new. Barns, 30x102, and 24x66. This farm would make a good stock farm. Watered, house, by well; barns, by cistern; fields, by springs. Price, \$7,500. Terms, ¼ down; balance to suit buyer. Reasons for selling, owner blind and not able to care for the farm. Owner will rent for money or an option to buy. Name and address of owner, Geo. W. Carter, Dalton, N. Y., R. D. 1.

BROOME COUNTY

Population 78,809

TOWN OF COLESVILLE

Population 2,415

No. 35—Farm of 170 acres, 1 mile from P. O., R. D. 1; 3 miles from railway station at Center Village, on line of Ninevah branch of D. & H.; 1 mile from school; 1 mile from Methodist Episcopal church; 3 miles from butter factory; 5 miles from milk station. Nature of highways, hilly but good. Nearest village, Center Village, population 600, 3 miles distant, reached by highway. Surface features, rolling and level. Soil, good. Acres in meadow, 50; natural pasture, 60; in timber, 60, all kinds, second growth. Fruit, plenty of apples and cherries. Best adapted to potatoes, oats, buckwheat and corn. Fences, wire and rail, in good condition. House, 7 rooms, in fair condition. Barn, 28x36, with good basement, in fair condition. Watered, house, by spring; barn, by spring; fields, by springs and creek. Susquehanna River 1 mile distant. Occupied by owner. Good maple orchard of 80 trees near house. About \$1,000 worth of timber. Reason for selling, owner's health not good; also has other lands. Price, \$2,500. Terms, cash or half cash. Address D. L. Throop, Ninevah, N. Y.

No. 36—Farm of 100 acres, ¼ mile from Belden P. O. and railway station,

on line of D. & H. R. R.; 2 miles from Tunnel station; 2 miles from school and churches; 1½ miles from cheese factory; 2 miles from milk station and condensing plant. Nature of highways, hilly to Tunnel, 2 miles; level and good to Harpersville, 4 miles; nearest city, Binghamton, population 48,443, distant, 16 miles by highway, and 20 by railway. General features of farm, nearly level. Can see it all from dooryard. Nature and quality of soil, clay loam, new, never has been plowed very much. Acres in meadow, 40; natural pasture, 55 (white clover); timber, 6, pine and hemlock, thrifty. Acres tillable, 100. Fruit, 25 apple trees, mostly Northern Spies. Best adapted to grain, hay, potatoes, corn, etc. Fences, wire, in good condition. House, 6 rooms, and woodshed, in good condition. Barns: 30x36, with basement, new; 28x36, with winter stables, 14x36, recently repaired. Hogpen and henhouse, 16x20; milkhous. Watered, house by well, barns and fields, by creek and spring. Susquehanna River 4 miles distant. The property is not occupied at present, but is operated by the owner. Can give immediate possession if sold before April 1. The buildings would cost what is asked for the farm. The farm will support 30 head in summer and 15 head and team in winter. The meadows need cultivating and

reseeding; land has not been plowed in a long time. Reasons for selling, old age and scarcity of help. Price, \$2,000. Terms, $\frac{1}{2}$ cash, plenty of time on balance. Address G. S. Hurd, Harpersville, N. Y., R. D. 2.

No. 37—Farm of 105 acres, $2\frac{1}{2}$ miles from Harpersville, R. D. 1; $3\frac{1}{2}$ miles from station on the D. & H. R. R.; $\frac{1}{2}$ mile from school and churches; $\frac{3}{2}$ miles from milk station. Nature of highways, good. Nearest city, Binghamton, 48,443 population, distant 17 miles by rail and highway. Surface features of farm, rolling and level, bearing south. Nature and quality of soil, slate loam, very productive. Acres in meadow, 40; natural pasture, 40; timber, 15, beech, birch and maple; acres tillable, 50. Fruit, 30 apple, 7 pear, 10 plum, 6 mulberry trees; grapes, cherries and currants. Best adapted to all summer grains, potatoes and grass. Fences, rail, wire and stone, good condition. House, 13 rooms, 2 stories, with ell. Outbuildings: 1 barn, 40x46, with basement, good condition; poultryhouse, 12x24, new; enclosed woodhouse, 16x24, attached to dwelling. Watered, house, barns and fields by springs. Susquehanna River 3 miles distant. Occupied by owner. Frontage on highway, about 50 yards. No highway weeds to clear. House pleasantly situated. Reasons for selling, age and infirmity of owner. Price, \$3,000. Terms, cash \$1,500, balance to suit purchaser. Name and address of owner, Jonas Coons, Harpersville, N. Y., R. D. 1.

No. 38—Farm of 247 acres, 1 mile from Harpersville P. O., R. D. 2; 2 miles from station on D. & H. R. R.; 20 rods from school; 3 miles from Presbyterian church, 1 mile from the Episcopal, Baptist and Methodist; 2 miles from butter factory and condensing plant. Nature of highways, slightly hilly, but good. Nearest city, Binghamton, population 48,443, 16 miles distant by rail or highway. General surface features, rolling. Meadows, large and smooth. Nature of soil, mellow and productive. Acres in meadow, 100; pasture, 90; timber, 60, thrifty chestnut, oak, beech, birch, maple, pine and hemlock; acres tillable, 150. Fruit, grapes, plums, 3 apple orchards. Best adapted to potatoes, corn, grain, hay, general dairying and farming. Fences, rail, wire, all in good condition. New house, 30x32, and

wing, 12x24, 12 rooms; also an old house ceiled with old hill pine. Barns and outbuildings: barn, 50x72, basement under all, $\frac{1}{2}$ concrete floor; horse and wagon barn, 24x50; barn, 24x36; milk and icehouse, 24x30; building, 20x36; hogpens with concrete floor in basement, henhouse and toolhouse on next floor and granary on third floor. Watered, house, by fine well; barns, running water; fields, large, living springs. Susquehanna River in sight, 1 mile distant. Beautiful view of 10 miles to the south, east and northeast. Occupied by owner. Good stone quarry on place. This farm cuts on an average of 75 tons of hay. Will winter 40 head of cattle and the teams; will summer 30 head. Possession in 60 days. Reasons for selling, old age of owner and lack of help. Price, \$6,500. Terms, \$2,000 cash, time on balance. Address G. S. Hurd, Harpersville, N. Y., R. D. 2.

No. 39—Farm of 85 acres, 3 miles from Harpersville P. O., R. D. 2; 4 miles from Harpersville station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and churches; $\frac{1}{2}$ mile from butter factory; 4 miles from milk station and condensing plant. Nature of highways, good but hilly. Nearest village, Afton, population 729, distant 10 miles, reached by highway and railway. Nearest city, Binghamton. This farm is 3 miles from Harpersville, $2\frac{1}{2}$ miles from Baldwin village, 4 miles from Tunnel. Surface features of farm, about $\frac{1}{2}$ level and $\frac{1}{2}$ rolling. Nature of soil, clay and loam. Acres in meadow, 25; pasture, 25; timber, 10, maple, birch, hemlock. Acres tillable, 75. Fruit, 10 apple, 6 cherry and 4 pear trees. Best adapted for grass, oats, potatoes and buckwheat. Fences, wire, in fair condition. House, 26x26, 20x20, 16x20, good condition. Barns and outbuildings, 26x72, 16x72, 18x20, 20x20, good condition. Watered, house and barns, by well; fields, by springs. Susquehanna River 3 miles distant. Occupied by owner. Will give possession at any time. This farm contains a good sap bush of over 200 trees. Reasons for selling, poor health of owner. Price, \$2,200. Terms, \$1,000 cash, balance to suit purchaser. Name and address of owner, Herman E. Dibble, Harpersville, N. Y.

No. 40—Farm of 181 acres, located $3\frac{1}{2}$ miles from Harpersville P. O., R. D. 2; $3\frac{1}{2}$ miles from railway station at

Harpersville, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Methodist church; $3\frac{1}{2}$ miles from butter factory; $3\frac{1}{2}$ miles from condensing plant. Highways, some hills but generally good. Nearest city, Binghamton, population 48,443, 12 miles distant, reached by rail or highway. Surface of farm, mostly level. Soil, mostly red loam. Acres in meadow, 56; in natural pasture, 60; in timber, 30, chestnut, pine, red and white oak, birch and maple. Acres tillable, 151. Fruit, 50 apple trees, 3 pear, 6 plum, 4 cherry trees, large grape vine. Adapted to all crops grown in this climate. Fences, wire and rail, in good condition. House, 12 rooms, water in house, in fine condition. Cow and hay barn; horse and carriage house; large new milkhouse; hog, hen and large woodhouse; icehouse; large granary; smokehouse. Watered, house, by spring and well; barns, by spring; water piped to milkhouse; fields, by springs. 6 miles from Chenango River, 3 miles from Susquehanna River, 10 miles from Afton Lake. Would sell stock and tools with the place. Farm will keep 25 cows. Occupied by owner. Reason for selling, owner wishes to go West. Price, \$4,500. Terms, cash, or \$3,000 cash, balance on time. Address Cafferty Bros., Harpersville, N. Y., R. D. 2.

No. 41—Farm of 33 acres, located $\frac{1}{4}$ mile from Harpersville P. O.; $\frac{1}{2}$ mile from railway station at Harpersville, on line of D. & H. R. R.; $\frac{1}{8}$ mile from school; $\frac{1}{8}$ mile from Methodist, Baptist and Episcopal churches; $\frac{1}{2}$ mile from milk station. Highways, good, State road. Nearest large city, Binghamton, population 48,443, distant 20 miles, reached by railway or highway. Surface of farm, level. Soil, gravel loam. Acres in meadow, 15; in natural pasture, 18. The entire farm is tillable. Fruit, pears, apples and plums. Best adapted to corn, oats, rye and potatoes. Fences, wire, good condition. House, 10 rooms, good condition, painted. 2 barns, 34x48 and 30x40, painted, in good condition; 2 henhouses. Watered, house, by artesian well; barns, by well and spring; fields, by river and springs. Susquehanna River forms southern boundary of farm. Nice place for city boarders, plenty of maple shade. Occu-

pled by owner. Reason for selling, change of location. Price, \$3,800. Terms, \$1,500 down, balance to suit purchaser. Address James Whitlock, Harpersville, Broome Co., N. Y.

TOWN OF CONKLIN

Population 850

*No. 42—Farm of 400 acres, located 3 miles from Conklin P. O. and railway station, on line of D., L. & W. R. R.; $\frac{3}{4}$ mile from church; 2 miles from Baptist church, and 3 miles from Methodist church; 4 miles from cheese factory; 3 miles from milk station. Nearest city, Binghamton, population 48,443, 10 miles distant. Surface, rolling. Soil, clay loam. Acres in meadow, 100; in natural pasture, 100; wood, 100. Fruit, about 50 apple trees. Best adapted to oats, hay, buckwheat, rye, corn and potatoes. Fences, rail, fair. House, 8 rooms, good condition. 2 sets of barn buildings. Watered by well, springs and brook. This property is 3 miles from Susquehanna River and 1 mile from Snake Creek. Occupied by tenant. Reason for selling, to close an estate. Good dairy farm. Price, \$3,500. Terms, \$1,500 or more cash, balance to suit purchaser. Address Volney K. Soule, Binghamton, N. Y.

TOWN OF KIRKWOOD

Population 852

No. 43—Two adjoining farms of 103 acres each, post office at Binghamton, R. D.; 2 miles from railway station at Binghamton, on line of D. & H., Erie and D., L. & W. R. R.; $\frac{3}{4}$ mile from school; $\frac{1}{2}$ mile from church. Highways, good. Nearest large town, Binghamton, population 48,443. Farm adjoins city limits and is $\frac{3}{4}$ mile from electric street cars. Surface, rolling and level. Soil, clay loam. Acres in meadow, 40, in each place; in natural pasture, 40, in each place; in timber, 20, in each place, chestnut, hickory, oak and hard wood. Fruit, apples, pears, plums and cherries. Adapted to dairying, fruit, grain, vegetables and poultry. Fences, wire, fair condition. House on each farm in good condition. Barns on both farms in fair condition. Watered by running water, wells, springs and brook. These farms are $\frac{1}{4}$ mile from Susquehanna River.

* Farm is in hands of agent or real estate man.

Occupied by tenants. Reason for selling, to close an estate. Price, \$4,500 for one and \$3,500 for the other. Terms, $\frac{1}{3}$ down, balance on bond and mortgage. Owners will trade for Albany property, or rent for cash. Address J. S. Waterman, Worcester, N. Y., or, W. D. Ives, 19 Manning Boulevard, Albany, N. Y.

No. 44—Farm of 35 acres, located 7 miles from Windsor P. O., R. D. 2; 5 miles from railway station at Binghamton, on line of Erie, D. & H. and D., L. & W.; 1 mile from school and churches; 1 mile from cheese factory. Nature of highways, State road, level. Nearest city, Binghamton, population 48,443, 5 miles distant, reached by State road. Surface, rolling, sloping to the south. Soil, loam, very productive. Acres in meadow, 20; in natural pasture, 3; in timber, 2, oak, chestnut, pine and hemlock; acres tillable, 30. 25 apple trees, 2 pear trees, 3 plum trees, 6 cherry trees, grapes, strawberries, red raspberries, black raspberries, blackberries, and asparagus. Best adapted to berries, poultry and general farming. Fences, rail and wire, fair condition. House, 7 rooms, woodhouse attached, in good condition. Barn, 30x36, with stable attached, for 2 horses and 4 cows; 2 henhouses, for 100 hens. Watered, house and barn, by well; fields, by springs and stream. Susquehanna River 2 miles distant. Occupied by owner. An ideal poultry and berry farm or country home. House, 160 feet from road, among large maple and evergreen trees. Reason for selling, poor health of owner. Price, \$2,200. Terms, \$1,600 cash. Address E. C. Almy, Windsor, Broome Co., N. Y., R. D. 2.

*No. 45—Farm of 158 acres, $\frac{1}{2}$ mile from Kirkwood P. O. and station on Erie R. R. Highways, good. Soil, clay loam. Acres in meadow, 50; acres tillable, 50; acres natural pasture, 40; acres timber, 15, second growth, chestnut, hemlock, etc. Some apple and pear trees. Best adapted to oats, hay, buckwheat, potatoes, barley, etc. Occupied by owner. Fences, wire and rail. House, 8 rooms in good condition. 3-story red barn, horse barn, shed and cornhouse. Watered by spring and brook. Several markets for milk close by farm. Reason for selling, owner has other business.

Price, \$3,000. Terms, \$500 down, balance, easy, to suit purchaser. Owner will rent for cash before March 1. Address Volney K. Soule, Binghamton, N. Y.

TOWN OF LISLE

Population 1,429

No. 46—Farm of 243 acres, 1 mile from Lisle, on line of D. L. & W. R. R. Nature and quality of soil, gravel and hardpan; excellent meadow land. Acres in meadow, 125; acres in pasture, 120. Very little timber. House, upright and wing, of medium size and in fair condition. Barns, 1 large stock barn; 1 good-sized horse barn, granary, hoghouse and haybarn, 26x32. Large barn and house, recently painted. Fences, rail and wire in fair condition. Watered by running water. The above farm is said to be valuable on account of its fine meadows and pastures and favorable locality. Price, \$7,500. Terms, reasonable payment on purchase and liberal terms on remainder. Address Ira D. Carley, Lisle, N. Y. Owner will rent on shares.

No. 47—Farm of 108 acres, located 6 miles from P. O., R. D. 1; 6 miles from railway station at Lisle, on line of D. L. & W. R. R.; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from churches; 1 mile from butter factory; 2 miles from cheese factory; 3 miles from milk station; 8 miles from milk condensing plant. Highways, usually good; $\frac{1}{2}$ mile to Lisle railway station is macadamized road. Nearest city, Binghamton, 20 miles distant. Surface, mostly rolling; tilled land lies in two terraces. Altitude, about 1,000 feet. Soil, loam with clay subsoil. Acres in meadow, 11; in natural pasture, 45; in timber, 35, maple, hemlock, beech, basswood, some excellent second growth hemlock. Acres tillable, about 50. Fruit, apples, peaches, pears, plums, cherries, quinces, grapes, black and red raspberries and currants. Best adapted to oats, corn, buckwheat, potatoes and fruit. Fences, wire, board and rail. House, 11 rooms, 2 stories, upright, 36x22, with wing, 12x20, also summer kitchen. Outbuildings, basement barn, 40x60, will accommodate 15 cows; henhouse, 12x32, with two stories above basement, which is used for hogs;

* Farm is in hands of agent or real estate man.

open woodshed, 8x34, with enclosed workshop over; granary and corncrib. Watered by spring and small creek. Occupied by owner. Owner prefers to sell farm, stock and tools as soon as possible. Reason for selling, poor health of mother. This is an excellent fruit farm. Price, \$4,000, with personal property, such as tools, horse, cows, or \$3,300 for farm alone. Terms, about $\frac{2}{3}$ down, balance on bond and mortgage. Address Leroy V. Chew, Lisle, N. Y., R. D. 1.

No. 48—Farm of 180 acres, 4 miles from Marathon P. O. and railway station, on line of D. L. & W. R. R.; R. D. 4 from Marathon. Highways, good. Loam soil. Acres in meadow, 60; tillable, 100; natural pasture, 35; timber, 8. Fruit, apples, pears, cherries and plums. Adapted to oats, buckwheat and corn. Unoccupied. Fences, wire, board and rail, in fair condition. House, 24x36, wing, 16x22, good woodshed; 22x24. Barn, 40x80, with basement. Watered by springs. Reasons for selling, to settle an estate. Price, \$2,250. Terms, part cash, remainder on easy terms. Address Joseph Cooper, Marathon, N. Y., R. D. 2.

TOWN OF MAINE

Population 1,363

No. 49—Farm of 250 acres, located 11 miles from Binghamton P. O., R. D. 3; 5 miles from railway station at Chenango Bridge, on line of Syracuse & Binghamton R. R.; $1\frac{1}{2}$ miles from school and Methodist church. Highways, good. Nearest city, Binghamton, population 48,443, 11 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, loam. Acres in meadow, 30; in natural pasture, 30; in timber, 100, pine, hemlock, oak, chestnut; acres tillable, 150. Fruit, 75 apple trees, also pear and cherry trees. Best adapted to wheat, oats, corn, potatoes and rye. Fences, rail, in good condition. House, 40x40, in good condition. Large barn and stable, in good condition. Watered, house, by well; fields by stream. Reason for selling, owner too old to care for it. Price, \$5,000. Terms, $\frac{1}{2}$ down, balance to suit purchaser. Owner will rent for \$250 per year. Address Peter Knapp, 29 Schubert Street, Binghamton, N. Y.

No. 50—Farm of 120 acres, 5 miles from railway station at Union, $1\frac{1}{4}$ miles from Union Center, R. D. Soil, clay loam. Acres in meadow, 75; 10 acres in woodland. This is a good dairy or grain farm. Nicely located, $1\frac{1}{4}$ miles from creamery. House, 28x36, with wing, 24x30, in fair repair. Several large barns and outbuildings, all good. Plenty of good water. Well fenced. Telephone. This farm is on a macadam road which extends to Binghamton, 13 miles distant, and to Maine Village, $1\frac{1}{4}$ miles distant. Price, \$4,500. Terms, part cash, balance on time. Owner will rent for cash. Address A. E. Whittemore, Union, N. Y., R. D. 2.

TOWN OF NANTICOKE

Population 536

No. 51—Farm of 135 acres, located 1 mile from Ketchumville P. O.; 7 miles from railway station at Newark Valley, on line of L. V. R. R.; 1 mile from school and churches; $1\frac{1}{2}$ miles from butter and cheese factories; 7 miles from milk station and condensing plant. Nature of highways, fair. Nearest village, Newark Valley, population, 925, 7 miles distant, reached by highway. Surface, rolling. Soil, rich, and fertile. Acres in meadow, 70; in natural pasture, 35; in timber, 30, second growth hard wood; acres tillable, 70. Cherry, pear, and apple trees, some small fruits. Fences, barbed wire, mostly in good condition. House, 42x24, 2-story, with wing, somewhat run down. Barn, 36x40; 12x14 granary. Occupied by tenant. Reason for selling, poor health of owner. Price, \$2,000. Terms, agreeable to buyer. Will rent for \$100 per year. Address Charles Parsons, Newark Valley, Broome Co., N. Y.

No. 52—Farm of 265 acres, located $2\frac{1}{2}$ miles from Lisle P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at Lisle, on line of D. L. & W. R. R.; $\frac{1}{8}$ mile from school; $2\frac{1}{2}$ miles from Congregational and Methodist churches; $2\frac{1}{2}$ miles from butter factory; 3 miles from cheese factory; $2\frac{1}{2}$ miles from milk station; 3 miles from condensing plant. Highways, hilly, but good. Nearest villages, Lisle, population 400, distant $2\frac{1}{2}$ miles, and Whitney Point, population 800, distant 3 miles. The city of Binghamton, population 48,443, is 20

miles distant. Surface of farm, hilly, rolling and level. Soil, loam and sandy along creek and also marl. Acres in meadow, 115; in natural pasture, 110; in timber, 40, hemlock, ash, hickory, maple, chestnut, beech, lumber valued at \$1,500. Acres tillable, 225. Fruit, 125 apple, 7 pear, 12 plum and 4 cherry trees. Best adapted to oats, potatoes, beans, peas, grass, corn and any other crop grown in this climate. Fences, wire, rail and board, in fair condition. 3 houses, 2 in excellent condition, 9 and 10 rooms. Barns: new barn, 128x38 feet, has labor-saving devices that will save the labor of one man annually, and contains all sanitary arrangements, passed by the Board of Health of New York City; 2 barns, 26x30 feet. Watered houses, by running water from spring, well of sulphur water at one of the houses; first barn, running water from spring; fields by creek running through center of farm. Occupied by owner's father. Reason for selling, have business in the city and cannot give farm necessary attention. Price, \$7,950, or \$30 per acre. Terms, part cash, balance on mortgage. Location is such that a butter factory or creamery could be established on farm and other farmers would deliver their milk to same. Owner will rent with option to buy. Address E. C. Mathewson, P. O. Box 2494, Boston, Mass.

TOWN OF SANFORD

Population 2,980

No. 53—Farm of 120 acres, located on R. D., 1 mile from P. O., store and creamery; 6 miles from D. & H. R. R., and 8 miles from Erie R. R. Railway station at Afton. Nature and quality of soil, loam. Meadow, 40 acres; pasture, 20 acres; 60 acres of timber. House, 20x24, fair condition; 2 barns. Fences, barbed wire. Watered by creek and good springs. Price, \$1,500. Terms, \$500 down and remainder on time. Owner will rent with option to buy. Name and address of owner, R. R. Lord, Afton, N. Y.

TOWN OF TRIANGLE

Population 1,600

No. 54—Farm of 126 acres, 6 miles from Whitneys Point, Chenango Forks,

R. D. 120 acres meadow and pasture and 6 acres timber. 10-room house in good condition. Occupied by tenant. Barn, 32x65, with basement, nearly new. Horse barn, 26x36, and other outbuildings.. Watered by running water and living springs, piped to house and barn. Fences in good condition. Price, \$2,500. Terms, part cash, balance on time. C. E. Adams, owner, Triangle, N. Y.

No. 55—Farm of 300 acres, 1½ miles from Upper Lisle, and 3½ miles from Whitneys Point railway station, on line of D. L. & W., Syracuse & Binghamton Division, on line of R. D. Nearest large city, Binghamton, with 48,443 inhabitants. Nature and condition of highways, good, state road. Nature and quality of soil, river flat, loam; uplands, gravel and clay loam. Acres in meadow, 100; acres tillable, 150; natural pasture, 50; acres timber, about 50, 500 to 700 hard maple. Fruit, fine orchard of 75 apple trees and a few pear trees. Adapted to dairying, grain, potatoes, etc. Altitude, about 1,000 feet. Fences, wire and rail, in fair condition. House, upright, 30x40, wing, 20x30, fair condition. Barns, cow barn, new, 35x70; haybarn, 30x40, fair condition. Watered, house, by well and cistern; barn, permanent spring; fields, spring, river and creek. Otselic River forms western boundary of farm. This farm will keep 50 cows and contains about 100 acres of river flat. Good fishing and hunting. Reason for selling, to settle estate. Price, \$30 per acre. Terms, part cash, balance on time. The owner will rent on shares or cash rent. Address F. M. Ames, Whitneys Point, N. Y.

*No. 56—Farm of 128 acres, 1½ miles west from Union Center P. O., near line of Erie R. R. and 4 miles from station; ½ mile from school; 1½ miles from village and Protestant churches. Roads in vicinity, macadam. 1½ miles from butter factory. Nearest large village, Endicott, population 2,408, 4 miles distant, reached by highway. Unoccupied. General surface features, runs back from creek valley. Soil, clay and shale loam. Acres in meadow, 100; natural pasture, 25; timber, 6, good. Fruit, 25 young fruit trees of grafted fruit. Best adapted to corn,

* Farm is in hands of agent or real estate man.

potatoes, rye, buckwheat, etc. Fences, wire and rail, in good condition. House, 10 rooms, in good order, except paint. Barn, 30x70, basement and other out-buildings. Watered, house and barns, by well; fields, by springs. Large creek near farm. Susquehanna River 4 miles distant. Reasons for selling, owner has other business. This farm is in a location considered very desirable by people in this vicinity, as it is near a good manufacturing town. Price, \$2,100. Terms, \$800 or more down, balance easy terms. Address Volney K. Soule, Binghamton, N. Y.

TOWN OF VESTAL

Population 1,618

No. 57—Farm of 135 acres, situated 5 miles from Binghamton and $\frac{1}{2}$ mile from Willow Point P. O. and railway station, on line of D., L. & W. R. R.; 5 miles from churches of every denomination. Four trains daily on the D., L. & W., two eastbound and two westbound, stop at Willow Point, within about $\frac{1}{2}$ mile of the farm. Highways, good. Occupied. Mostly loam soil, rolling. Acres in meadow, 25; natural pasture, 40; timber, 30, chestnut, pine and hard wood. Acres tillable, 80. Fruit, apples, pears and small fruit sufficient for use of family. Soil best adapted to grass, tobacco and corn. Fences, post, board and stump, in fair condition. House, 26x36, 2 stories and high attic, modern and arranged for bathroom, furnace and with other accommodations; telephone. Large barns and tobacco shed. The house and barns are supplied with an abundance of the purest spring water by pipes from the hill more than $\frac{1}{2}$ mile distant, with a hydrant attachment in each field for watering stock, furnishing sufficient force for sprinkling. Farm about $\frac{1}{2}$ mile from Susquehanna River. Reason for selling, illness in family prevents owner's living there. Price, \$7,000. Terms, 25% down, balance on mortgage at 5%. Owner will rent for cash or with option to buy. Address Wm. F. Van Cleve, Binghamton, N. Y.

No. 58—Farm of 108 acres, located $\frac{3}{4}$ mile from Tracy Creek P. O.; 6 miles from railway station at Vestal, on line of D., L. & W. R. R.; 1 mile from school, Methodist Episcopal church and butter

factory; milk collected by Borden Co. for condensing plant at Vestal. Highways, hilly but good. Nearest large villages, Vestal, population 500, 6 miles distant; Endicott, population 5,000, 7 miles distant; Binghamton, population 48,443, 14 miles distant, reached by highway, good road completed within 2 miles of farm. Surface of farm, largely level. Altitude, about 1,000 feet. Soil, gravelly. Acres in meadow, 45; in natural pasture, 33; in timber, 30, chestnut, oak and maple. All tillable except woodland. Fruit, 20 apple trees, also a few crab apple, pear and plum trees. Best adapted to hay, grain, potatoes and grazing. Fences, wire, in good condition. No house or barns. Fields watered by good living springs. 4 or 5 miles to the Susquehanna River. Occupied by tenant. Reason for selling, to close an estate. Price, \$1,500. Terms, $\frac{1}{4}$ cash, balance on mortgage. If purchaser built at once would waive the $\frac{1}{4}$ cash payment and take mortgage for all. Timber on farm to build and saw-mill near. Address H. Putnam Allen, Fulton, Oswego Co., N. Y.

TOWN OF WINDSOR

Population 2,495

*No. 59—Farm of 90 acres, 2 miles west from Windsor P. O., near D. & H. R. R.; 2 miles from station; $\frac{1}{2}$ mile from school; 1 mile from Protestant churches; R. D. 2 from Windsor; 1 mile from butter factory. Roads in vicinity, level and soon to be macadamized. Nearest large village, Windsor, population 800, 2 miles. Binghamton, city, 10 miles west, reached by highway. Occupied by owner. Surface, sloping to south, mostly even. Soil, clay loam. Acres in meadow, 30; natural pasture, 25; timber, 12, fine wood; all tillable except woodland. Fruit, cherries and apples enough for family use, variety of about 30 trees. Best adapted to oats, hay, buckwheat, barley, rye and potatoes. Fences in good condition. House, 8 rooms, in good condition. Barns, double barn, with basement, 20x30x80, in good condition. Watered, house, by running spring piped to house; barn, by running spring; fields, by springs. Susquehanna River 2 miles distant. Reason for selling, ill health of owner. This farm is on stage, telephone and R.

*Farm is in hands of agent or real estate man.

D. lines, on a main valley creek road, in a nice, pleasant situation, and a bargain. Price, \$1,900. Terms, half cash, balance to suit purchaser. Address Volney K. Soule, Binghamton, N. Y.

*No. 60—Farm of 108 acres, located 2 miles from Ouaquaga P. O., R. D. 2; on town line of Windsor and Colesville; 3 miles from railway station at East Windsor, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Baptist and Methodist churches; 2 miles from butter factory; 4 miles from cheese factory; 3 miles from milk station; 5 miles from condensing plant. Highways, rolling, turnpike roads. Nearest villages, Harpersville and Windsor, population of each 800, 5 miles distant, reached by highway. Surface of farm,

rolling and level. Altitude, 800 feet. Soil, clay loam. Acres in meadow, 40; in natural pasture, 20; in timber, 8, hard wood, second growth and repair timber only. Acres tillable, 80. Fruit, small apple orchard. Best adapted to oats, hay, buckwheat, potatoes, corn, rye. Fences, rail, in fair condition. House, 8-room, fair condition. Basement barn, 30x60, and granary in fair condition. Watered, house, by well; barn, by well; fields, by springs. Susquehanna River 2 miles east of farm. Occupied by tenant. Reason for selling, to settle an estate. Price, \$1,400. Terms, \$500 or more cash, balance on mortgage. This is a good low-priced farm, in a fair location. Address V. K. Soule, agent, Binghamton, N. Y.

CATTARAUGUS COUNTY

Population 65,919

TOWN OF ALLEGANY

Population 3,398

No. 61—Farm of 97 acres; located $2\frac{1}{4}$ miles from Allegany P. O., R. D. 3; 2 miles from Russell's station on line of Pennsylvania R. R.; 10 rods from school; $2\frac{1}{2}$ miles from Catholic, Methodist and Lutheran churches; $\frac{1}{4}$ mile from cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village and city, Allegany and Olean, population 14,743; distant $2\frac{1}{4}$ miles from Allegany and 5 miles from Olean. General surface of farm, part smooth and part hilly. Nature and quality of soil, gravel and loam. Acres in meadow, 20; in natural pasture, 77; in timber, 20, hard wood, maple, hemlock; 3 plum trees, 2 pear trees, 2 currant bushes, 150 apple trees. Best adapted to corn, oats, hay, potatoes and cabbage. Fences, wire, in good condition. Barn, 32x32, in good condition. House, in poor condition. Watered, house, by spring; barns, by spring; fields, by fine creek. 2 miles from Allegany River. Unoccupied. Has been used for pasturing for the last 10 years. Producing oil wells on the adjoining farm; no wells ever drilled on this farm. Reason for selling, owner lives in town and has poor health. Price, \$1,700. Terms, part down and the rest to suit

purchaser. Will rent, if well stocked. Address V. J. Nenko, Allegany, N. Y.

TOWN OF CAROLTON

Population 1,516

No. 62—Farm of 600 acres, located $\frac{1}{2}$ mile from Limestone P. O.; $\frac{1}{2}$ mile from railway station at Limestone, on line of Erie, B., R. & P. and Penn. R. R.; $\frac{1}{2}$ mile from school, church and milk station. Cheese factory on farm. Limestone Creek runs entirely across property. 200 acres of property lie within the village limits of Limestone. Nature of highways, good. Nearest city, Bradford, Pa., population 20,000, 5 miles distant, reached by three railways, trolley and highway. Soil, flats, gravelly, hills, shale. Acres in meadow, 225; in natural pasture, 225; in timber, 150, second growth, hard wood; acres tillable, 400. About 125 fruit trees. Best adapted to hay, grain, potatoes, corn, etc. Fences, barbed wire, fair condition. Four houses, fair condition; 9 barns, fair condition. Watered by well and spring. Occupied by owner. Reason for selling, old age of owner. Price, \$50 per acre. Terms, reasonable amount cash, balance on mortgage. One producing oil well on place and room to drill several more. Owner will rent with option to buy. Address Martin W. Wagner, 62 Main Street, Bradford, Pa.

* Farm is in hands of agent or real estate man.

TOWN OF FARMERSVILLE

Population 948

*No. 63—Farm of 133½ acres, located 5 miles from Franklinville P. O., R. D. 2; 5 miles from railway station at Franklinville, on line of Penn. R. R.; 1 mile from school; 5 miles from Baptist, Methodist and Presbyterian churches; ¼ mile from cheese factory. Highways, somewhat hilly but good. Nearest cities, Buffalo, 50 miles distant, and Olean, 20 miles distant, reached by Penn. R. R. Surface of farm, hilly, but not too steep to plow. Soil, clay loam. Acres in meadow, 50; in natural pasture, 53; in timber, 30, hard wood, beech, maple; acres tillable, 80. Fruit, 80 apple trees. Best adapted to hay and grains. Fences, wire, in fair condition. House, 8 rooms, in fair condition. Barn, 36x40, with basement, horse barn, 20x26, fair condition; henhouse, hoghouse and granary, all in good condition. Watered, house, by well; barns, by spring; fields, by springs. Crystal Lake, 7 miles distant; Lime Lake, 11 miles distant. This place will keep 18 to 20 cows and a team. Occupied by owner. Reason for selling, death of owner's wife. Price, \$2,600. Terms, \$1,000 down, balance at 5%. Address A. B. Morgan, agent, Franklinville, N. Y.

*No. 64—Farm of 168 acres, located 2½ miles from Farmersville Station P. O.; 2½ miles from railway station at Farmersville Station, on line of B. R. & P. R. R.; 1 mile from school; 2½ miles from Baptist and Methodist churches; 1½ miles from cheese factory; 8 miles from condensing plant. Highways, hilly but good. Nearest cities, Rochester and Buffalo, 45 miles distant, reached by B. R. & P. R. R. Surface of farm, level. Soil, clay loam. Acres in meadow, 75; in natural pasture, 75; in timber, 15, beech, maple and elm; acres tillable, 100. Fruit, 100 apple trees and small fruits. Best adapted to hay and grains. Fences, wire, in good condition. House, 10 rooms, nearly new. Barn, 36x60, in fair condition; granary, henhouse and hoghouse, in good condition. Watered, house, by well; field, by springs. Crystal Lake 4 miles distant; Lime Lake 6 miles distant. Occupied by tenant whose lease expires March 1, 1912. This farm will keep 25 cows and a team. Reason

for selling, owner has removed to city. Price, \$4,000. Terms, \$1,000 cash, balance on mortgage at 5%. Address A. B. Morgan, agent, Franklinville, N. Y.

*No. 65—Farm of 146½ acres, located 1 mile from Farmersville Station P. O., R. D. 1; 1 mile from railway station at Farmersville Station, on line of B. R. & P. R. R.; 1 mile from school; 1 mile from Baptist and Methodist churches; 1 mile from cheese factory; 7 miles from condensing plant. Highways, level and good. Nearest cities, Rochester and Buffalo, 45 miles distant, reached by B. R. & P. R. R. Surface, level, small hill on west. Soil, gravel. Acres in meadow, 60; in natural pasture, 80; in timber, 6, hard wood; acres tillable, 100. Fruit, 35 trees, apples, pears and plums. Best adapted to hay, grain and potatoes. Fences, wire, excellent condition. House, 9 rooms, furnace, modern throughout. Barns, 36x62 and 28x30, in excellent condition, hoghouse and good silo. Watered, house, by running water; barns, by running water; fields, by springs. Crystal Lake, 4 miles distant; Lime Lake, 6 miles distant. Will keep 25 to 30 cows. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$6,500. Terms, easy. Address A. B. Morgan, agent, Franklinville, N. Y.

TOWN OF FRANKLINVILLE

Population 2,663

*No. 66—Farm of 211 acres, located 5 miles from Franklinville P. O., R. D. 4; 2 miles from railway station at Devereux, on line of B. R. & P. R. R.; 1 mile from school; 5 miles from Baptist, Methodist, Presbyterian, Catholic and Episcopal churches; 1 mile from cheese factory; 8 miles from condensing plant. Highways, hilly but well cared for. Nearest cities, Olean, 20 miles distant, Buffalo, 50 miles distant, reached by railway. General surface, hilly and rolling. Soil, clay loam and gravel. Acres in meadow, 50; in natural pasture, 126; in timber, 35, hard wood; acres tillable, 120. Fruit, large orchard, apples, pears and small fruits. Best adapted to hay, grain and potatoes. Fences, wire, in excellent condition. House, 10 rooms, in fair condition. Barn, 48x52, with silo; barn, 30x40, in fair condition; henhouse and hoghouse,

* Farm is in hands of agent or real estate man.

cement floor, 20x30. Watered, house, by well; barns, by creek; fields, by creek and spring. Lime Lake, 7 miles distant. Occupied by tenant. Reason for selling, owner has other business and cannot give farm proper attention. Price, \$5,000. Terms, \$1,000 cash, balance on mortgage at 5%. Price includes 23 cows, 6 yearlings, milk separator, some tools, and all hay and fodder. Address A. B. Morgan, agent, Franklinville, N. Y.

*No. 67—Farm of 105 acres, located $3\frac{1}{2}$ miles from Franklinville P. O., R. D. 4; $3\frac{1}{2}$ miles from railway station at Franklinville, on line of Penn. R. R.; 1 mile from school; $3\frac{1}{2}$ miles from Baptist, Methodist, Presbyterian, Catholic and Episcopal churches; $3\frac{1}{2}$ miles from butter factory; 1 mile from cheese factory. Highways, hilly but well cared for. Nearest cities, Olean, 20 miles distant, and Buffalo, 50 miles distant, reached by the Penn. R. R. Surface of farm, on east slope, all but 4 or 5 acres workably level. Soil, clay loam, highly cultivated. Acres in meadow, 35; in natural pasture, 60; in timber, 10, hard wood; acres tillable, 85. Fruit, cherries and small fruits. Best adapted to hay, grain, corn and potatoes. Fences, wire, in excellent condition. House, 16x24, 16x16, hot water heat, bath, hardwood finish, cement cellar. Barn, 34x68, basement cemented, silo, toolhouse and henhouse, water tank in basement. Watered, house and barn, by drilled well; fields, by springs. Lime Lake, 6 miles distant. Occupied by owner. This farm is keeping 20 cows and 3 horses. Reason for selling, owner obliged to have a change of climate on account of his health. Price, \$5,500. Terms easy. Address A. B. Morgan, agent, Franklinville, N. Y.

No. 68—Farm of 305 acres, located $2\frac{1}{2}$ miles from West P. O.; $\frac{1}{4}$ mile from railway station at Devereux, on line of B. R. & P. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{4}$ mile from Methodist church and cheese factory; 7 miles from condensing plant. Highways, level and good. Nearest cities, Buffalo and Rochester, 50 miles distant, reached by railway. Surface of farm, rolling. Soil, clay loam. Acres in meadow, 50; in natural pasture, 190; in timber, 60,

hard wood, part has been culled; acres tillable, 200. Fruit, some old apple trees, a large quantity of wild berries, raspberries and blackberries. Best adapted to hay and grains. Fences, wire and brush, fair condition. House, 16x26, 12x14, nearly new, but neglected. Barn, 30x40, with shed attached, hog-house and henhouse; all neglected. Watered, house, by well; barn, by creek; fields, by creek. Lime Lake, 7 miles distant. Occupied by tenant, but possession can be arranged at any time. Reason for selling, owner is a railway man and can give farm no attention. Price, \$4,270. Terms, \$2,000 cash. There is \$1,000 worth of pulp wood standing on this place. Buyer can sell this amount and have contract for cutting and delivery, if he wishes. Address A. B. Morgan, agent, Franklinville, N. Y.

TOWN OF FREEDOM

Population 1,159

No. 69—Farm of 240 acres, located $3\frac{1}{2}$ miles from Arcade P. O., R. D. 3; $3\frac{1}{2}$ miles from railway station at Arcade, on line of Penn. and B. & S. R. R.; $\frac{3}{4}$ mile from school; 2 miles from Methodist Episcopal church; $3\frac{1}{2}$ miles from Baptist and Congregational churches and butter factory; $2\frac{1}{2}$ miles from cheese factory; 3 miles from milk station; $3\frac{1}{2}$ miles from condensing plant. Highways, mostly level. Nearest village, Arcade, population 1,294, $3\frac{1}{2}$ miles distant, reached by highway; Buffalo, 40 miles distant. General surface of farm, rolling. Soil, hardpan, some gravel. Acres in meadow, 100; in natural pasture, 90; in timber, 40, maple, beech, a maple sugar bush; all tillable, except the wood. Fruit, 75 apple, 3 pear and 2 plum trees. Best adapted to dairying, hay, oats, wheat, corn, buckwheat. Fences, wire, in good condition. House, good-sized, 10 rooms, in good condition. Cow barn, 100x30; horse barn, 30x40; hogpen, 15x25, upper part used as henhouse; all in good condition. Watered, house and barns, by well, also by drilled well 61 feet; fields, by springs. Crystal Lake, 3 miles distant. A good dairy farm; Merrill Soule Powdered Milk Co. calls for milk every day. Beautiful scenery from farm. Occupied by owner. Reasons for selling,

* Farm is in hands of agent or real estate man.

owner a woman. Price, \$6,000. Terms, \$3,500 cash, balance on mortgage. Address Mrs. A. H. Cramer, Arcade, N. Y., R. D. 3.

TOWN OF HUMPHREY

Population 6,262

No. 70—Farm of 200 acres, located 6 miles from railway station at Allegany, on line of E. & P. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from churches; $1\frac{1}{2}$ miles from butter factory; 2 miles from cheese factory; 8 miles from condensing plant. Highways, fair. Nearest village, Allegany, population 1,286. Surface of farm, generally level. Soil, good. Acres in meadow, 50; in natural pasture, 60; in timber, 90; acres tillable, 50. Best adapted to grass and oats. Fences, wire, in fair condition. House, large, in good condition. Barns in fair condition. Watered, house, by well; barn, by creek. Occupied by owner. Reason for selling, owner cannot work farm. Price, \$2,000. Terms, easy. Address Lincoln Sweet, Humphrey, N. Y.

TOWN OF NEW ALBION

Population 1,989

No. 71—Farm of 165 acres, $\frac{1}{2}$ mile from New Albion P. O.; 4 miles from Cattaraugus. House, large and in good condition. Barns, in good condition. Good orchard. A large quantity of hardwood timber. Land mostly new and well adapted to hay and grain. Watered by creek and several springs. Price, \$5,000. Will rent for cash, tenant to furnish stock. Address A. P. Burroughs, Cattaraugus, N. Y.

No. 72—Farm of 316 acres, located 3 miles from Cattaraugus P. O., R. D. 1, and railway station, on line of Erie R. R.; 4 miles from Little Valley, the county seat; 1 mile from school; 3 miles from churches, Methodist, Baptist and Catholic; 2 miles from butter factory; 1 mile from cheese factory; 3 miles from milk station. Highways, good. 12 miles from Salamanca, reached by trolley from Little Valley. Surface of farm, gently rolling, no steep grades. Altitude, about 1,200 feet. Soil, volusia series, light loam, hardpan subsoil. Acres in meadow, 60;

in natural pasture, 50; in timber, 50, maple, beech, chestnut, basswood, ash, etc.; acres tillable, 225. About 60 apple trees. Best adapted to potatoes, oats, corn and hay. Wire fences, in good condition. 9-room, 2-story house, newly painted inside and outside, modern. Main barn with basement stable cement floor, 90x34, in good condition; tool-house, 24x30, adjoining; granary, 20x24; shop, 18x22; small henhouse. Engine house over well adjoining shop. House watered by running water piped from spring to cellar; barns, water pumped from drilled well directly into stable by gasoline engine. Occupied by tenant. Reasons for selling, owner is a doctor and lives too far away to manage farm. Price, \$30 per acre. Terms, $\frac{1}{2}$ cash, balance may remain on mortgage at 5%. \$10,000 cash will take the farm, dairy of 30 cows, team and tools. Will rent on shares or with option to buy. Have a registered Guernsey bull, a team of young horses that weigh 2,800, a 1-horse gasoline engine for pumping, etc.; new silo, 16x33, was built last year; 2 concrete watering troughs, etc. Address Chas. H. Glidden, Little Falls, N. Y., and William J. Milne, Albany, N. Y.

TOWN OF PERSIA

Population 1,730

No. 73—Farm of 235 acres, 2 miles from Gowanda, R. D. Good loamy soil. 150 acres meadow and pasture and 85 acres timber. House, 20x26, wing, 16x20, with kitchen and woodshed attached. Barns and outbuildings suitable for farm. Price, \$5,800. Terms, $\frac{1}{2}$ cash and 5% interest on balance. Address E. P. Sellew, 207 Walnut Place, Philadelphia, Pa.

*No. 74—Farm of 25 acres, located $1\frac{1}{2}$ miles from Gowanda P. O., R. D. 3; $1\frac{1}{2}$ miles from railway station at Gowanda, on line of Erie R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from seven churches; $1\frac{1}{2}$ miles from milk station. Highways, good. Surface, somewhat hilly. Soil, loam and gravel. Acres in natural pasture, 15; in timber, 10, beech, maple, chestnut, hemlock, etc.; acres tillable, 15. Best adapted to wheat, corn, oats, potatoes, etc. Fences, wire. No house or barn.

* Farm is in hands of agent or real estate man.

Watered by spring and brook. Occupied by tenant. There is a fine water power site at one end of place. Dam could be constructed 65 feet high and 110 feet long, giving a fall of 80 to 90 feet. Reason for selling, owner has too much land. Price, \$3,000 with water rights, or \$1,500 without water rights. Terms to suit buyer. Owner will rent for cash for term of 1 to 5 years, or with option to buy. Address Norman B. Allen, Gowanda, N. Y.

*No. 75—farm of 38 acres, located 1 mile from Gowanda P. O., R. D. 3; 1 mile from railway station at Gowanda, on line of Erie R. R.; school close by; 1 mile from 6 churches; $\frac{1}{8}$ mile from cheese factory. Highways, good. Nearest village, Gowanda, reached by highway. General surface features of farm, level. Nature and quality of soil, fine gravel. Acres in meadow, 33; 5 acres of timber; 50 to 80 apple trees. Adapted to all early or late crops. Fences, wire, in fair condition. House, 20x38, $1\frac{1}{2}$ -story, wing, 16x32, 1-story, wing, 16x24, $1\frac{1}{2}$ -story. Barns, 30x64 and 20x36, both with basement stable; granary, 18x26; horse barn, 18x24; hogpen, 16x16. Occupied by tenant. Watered by spring and 3 never-failing wells. Natural gas on street in front of house. Reason for selling, owner has too much land. Price, \$5,300. Terms, \$1,000 cash, balance to suit purchaser. Owner will rent. Address of owner, 117 Main Street, Gowanda, N. Y.

*No. 76—Farm of 50 acres, located $1\frac{1}{4}$ miles from Gowanda P. O., R. D. 3; $1\frac{1}{4}$ miles from railway station at Gowanda, on line of Erie R. R.; $1\frac{1}{4}$ miles from school and churches; $\frac{1}{4}$ mile from cheese factory. Highways, good. Nearest village, Gowanda, population 2,012. General surface features of farm, hilly. Soil, gravelly loam. Acres in meadow, 15; in timber, 35, chestnut, hemlock,

beech, maple, hickory; acres tillable, 15. Fruit, 25 apple trees. Best adapted to crops. Fences, wire, mostly good. Watered by never-failing springs and brook. Occupied by tenant. Reason for selling, owner has too much land. Price, \$2,000. Terms, \$500 cash, balance to suit purchaser. Owner will rent for cash. Address Norman B. Allen, 117 Main Street, Gowanda, N. Y.

*No. 77—Farm of 16 acres, located $1\frac{1}{2}$ miles from Gowanda P. O., R. D. 3; $1\frac{1}{2}$ miles from Gowanda railway station, on line of Erie R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches; $\frac{1}{2}$ mile from cheese factory. Highways, good. Nearest village, Gowanda, population 2,012, distant $1\frac{1}{2}$ miles, reached by highway. General surface features, hilly. Soil, loam. All natural pasture and timber, beech, maple, hickory and chestnut; acres tillable, about 8. Well adapted to all crops. Fences, good, wire. Watered by springs and brook, never-failing. Occupied by tenant. Reasons for selling, too much land. Price, \$500. Terms, \$200 cash, balance on easy terms. A farm of 50 acres adjoining can be bought with the above if desired. Owner will rent for cash. Address Norman B. Allen, 117 Main Street, Gowanda, N. Y.

TOWN OF YORKSHIRE

Population 1,563

No. 78—Farm of 80 acres, $\frac{1}{2}$ mile from Delevan. 70 acres meadow and pasture. Watered by creek and well; also city water brought from village to barn. House in poor condition. Barns in fair condition. Price, \$75 per acre. The owner has a farm adjoining of 290 acres, with house in fair condition, fairly good buildings and plenty of timber, which she will sell for \$40 per acre. Easy terms. Name and address of owner, Mrs. B. G. Smith, Delevan, N. Y.

CAYUGA COUNTY

Population 67,106

TOWN OF GENOA

Population 1,866

*No. 79—Farm of 73 acres, located $1\frac{1}{2}$ miles from King Ferry P. O.; $3\frac{1}{2}$

miles from railway station at Atwaters, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Catholic, Presbyterian and Episcopal churches; 2 miles from butter factory; $2\frac{1}{2}$ miles

*Farm is in hands of agent or real estate man.

from milk station. Highways, good. Nearest large village, Aurora, population, 493, 6 miles distant; Ithaca, population, 14,802, 15 miles distant, reached by rail or highway. Surface of farm, level. Soil, good. Acres in timber, 14; acres tillable, 50. Adapted to all crops. Fences, poor. House, in good condition. Large barn and carriage house, in fair condition. Watered, house and barn, by wells; fields, by brook. $3\frac{1}{2}$ miles from Cayuga Lake. Occupied by tenant. Reason for selling, owner lives too far away to care for farm. Price, \$3,000. Terms easy. Locust grove on farm will furnish all needed fence posts. Owner will rent. Address Henry M. Jewett, agent, Moravia, N. Y.

TOWN OF IRA

Population 1,451

No. 80—Farm of 22 acres, located $1\frac{1}{2}$ miles from Ira Station P. O., R.D.; $1\frac{1}{2}$ miles from railway station at Ira Station, on line of L. V. R. R.; 1 mile from school; $3\frac{1}{2}$ miles from Methodist church; 2 miles from butter factory; $1\frac{1}{2}$ miles from milk station. Highways, good. Nearest city, Fulton, population 11,000, 15 miles distant, reached by railway. Surface of farm, rolling. Altitude, 461 feet. Soil, fair. Acres in meadow, 10; in natural pasture, 5; in timber, 3, young growth of beech and hard wood; acres tillable, 14. Fruit, 9 apple trees and 9 peach trees. Well adapted for all kinds of crops. Fences in poor condition. House, small, in fair condition. Barn and tobacco shed in fair condition. Watered, house, by well; barns, by spring; fields, by well. Cross Lake, 7 miles distant. Unoccupied. Reason for selling, owner wants larger place. Price, \$600. Terms, cash. Address Fannie J. Durkee, Cato, N. Y.

No. 81—Farm of 65 acres, located 1 mile from Cato P. O., R. D.; 1 mile from railway station at Cato, on line of L. V. R. R.; 1 mile from school; 1 mile from church; $1\frac{1}{2}$ miles from butter factory and milk station. State road past farm. Nearest large village, Cato, population 374, 1 mile distant. Surface of farm, level. Altitude, 461 feet. Soil, sand and gravel. Acres in meadow, 20; in natural pasture, 5; acres tillable, 55. Fruit, 4 acres of apples and pears. Best adapted to oats, corn and wheat. Fences in fair condi-

tion. House, medium size, in fair condition. Large barn and tobacco shed, both in good condition. Watered, house and barn, by well; fields, by creek. $1\frac{1}{2}$ miles from Cross Lake. Occupied by tenant. Reason for selling, owner a traveling man. Price, \$5,000. Terms, easy. Very desirable location. Owner will rent. Address E. J. Cooper, Farmingdale, L. I., N. Y.

No. 82—Farm of 240 acres, located $\frac{1}{2}$ mile from Cato P. O.; $\frac{1}{2}$ mile from railway station at Cato, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from church; $\frac{3}{4}$ mile from butter factory; $\frac{3}{4}$ mile from milk station. Highways, good, state road. Nearest large village, Cato, population 374, $\frac{1}{2}$ mile distant, reached by highway. Surface of farm, rolling. Altitude, 461 feet. Good, rich soil. Acres in meadow, 45; in natural pasture, 35; in timber, 25, beech, maple and hemlock; acres tillable, 175. Small apple orchard. Best adapted for dairy and grain farm. Fences in poor condition. House, medium size, in fair condition. Barns and tobacco shed in good condition. Watered, house and barns, by well; fields, by springs. This farm lies just outside the village of Cato and is an extra good farm. Cross Lake, $2\frac{1}{2}$ miles distant. Occupied by owner. Reason for selling, to settle an estate. Price, about \$15,000. Address Boyle Cook Estate, Cato, N. Y.

TOWN OF LOCKE

Population 864

No. 83—Farm of 103 acres, located $1\frac{1}{2}$ miles from Locke Village P. O., R. D. 21; $\frac{1}{2}$ mile from railway station at Locke Village, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from church, butter factory, cheese factory and milk station. Highways, good. Nearest city, Auburn, 22 miles distant; Ithaca, 17 miles distant; reached by railway. Surface of farm, level. Soil, gravelly loam. Acres in meadow, 50; in natural pasture, 8; in timber, 7, maple, beech and basswood; acres tillable, 92. Fruit, about 50 apple trees, pears, plums and cherries. Best adapted to corn, wheat, potatoes, etc. Fences, stone wall and wire. House, 11 rooms, good condition. Outbuildings; barn, 26x66, with basement, good condition; barn, 18x24; new barn, 24x

36, fair condition; cornhouse, hoghouse and henhouse. Watered by drilled well, springs and brooks. This farm is 18 miles from Cayuga Lake, and 8 miles from Owasco Lake. Occupied by tenant. Farm is 4 miles from the village of Groton and $4\frac{1}{2}$ miles from the village of Moravia. Price, \$4,500. Terms, $\frac{1}{4}$ or $\frac{1}{2}$ down, balance to suit purchaser. Another farm for sale near this one, if two families should care to locate near each other. Address D. B. Heath, Locke, N. Y.

TOWN OF MORAVIA

Population 2,160

*No. 84—Farm of 12 acres, located near Moravia P. O.; $\frac{1}{2}$ mile from railway station at Moravia, on line of L. V. R. R.; 15 rods from high school and from Baptist, Methodist, Congregational and Catholic churches; 3 miles from cheese factory; $\frac{1}{2}$ mile from milk station. Highways, good. Nearest large village, Moravia, population 1,324. Surface of farm, hilly. Soil, good. Acres in meadow, 10. Small amount of fruit. Best adapted to meadow and pasture. Fences in good condition. Large 2-story house, 30x40, in good condition. Barns, large; large henhouse, in fair condition. House, barns and fields watered by springs. 4 miles from Owasco Lake; 9 miles from Skaneateles Lake. Fine place for poultry farm. House large enough for two families if desired. Occupied by tenant, lease expires April 1, 1912. Reason for selling, owner is too far away to care for farm. Price, \$3,200. Terms easy. Address H. M. Jewett, agent, Moravia, N. Y.

TOWN OF NILES

Population 1,209

No. 85—Farm of 235 acres, 2 miles from New Hope P. O., and 10 miles from Moravia. Soil, clay loam, adapted to dairying or general farming. Well watered and fairly well fenced. House, 2 stories, very good. 3 barns, 70x36, 30x40, 26x45, respectively. Farm located 1 mile from Skaneateles Lake. Reasons for selling, owner desires to engage in other business. Price, very reasonable. Owner will rent for cash. Name and address of owner, Albert Andrews, New Hope, N. Y.

No. 86—Farm of 235 acres, located 2 miles from New Hope P. O., R. D. 4; 10 miles from railway station at Moravia, on line of L. V. R. R.; 1 mile from school; 2 miles from Methodist church; 2 miles from butter factory. Highways, hilly. Nearest city, Auburn, population 34,668, 20 miles distant, reached by highway. Surface of farm, level. Soil, clay loam. Acres in meadow, 75; in natural pasture, 40; in timber, 20, beech and maple; acres tillable, 150. Some apples and small fruits. Best adapted to barley. Fences, wire, in fair condition. House, 2 stories, in fair condition. 3 barns, 70x35, 30x40, 26x45, nearly new. Watered, house and barns, by well; fields, by brook. 1 mile from Skaneateles Lake. Occupied by tenant. Reason for selling, advanced age of owner. Price and terms on application. Address Albert Andrews, New Hope, N. Y.

TOWN OF OWASCO

Population 1,393

No. 87—Farm of 286 acres, located $3\frac{3}{4}$ miles from Auburn P. O., R. D. 8; 4 miles from railway station at Auburn, on line of N. Y. C. and L. V. R. R.; 40 rods from school; 1 mile from church; 2 miles from butter factory; 4 miles from milk station. Highways, crushed stone, good. Nearest city, Auburn, population 34,668, $3\frac{3}{4}$ miles distant, reached by highway. Surface, mostly level, some rolling. Soil, limestone loam. Acres in meadow, 70; in natural pasture, 50; in timber, 25, beech, elm, ash and soft maple; acres tillable, 250. 120 apple trees, 6 or 8 pear trees, small fruit. Best adapted to alfalfa, corn, wheat, potatoes, cabbage, all kinds of grain, vegetables, etc. Fences, wire, $\frac{1}{2}$ first-class, $\frac{1}{3}$ medium, $\frac{1}{3}$ poor. House, 30x40, just painted, in good condition. Main barn, 36x100, with basement; shed, 26x48; horse barn, 30x40; corn and hayhouse, 18x20; henhouse, 16x18; all in first-class repair. Watered, house, by drilled well; barns, by reservoir; fields, by spring and brook whole length of farm. $2\frac{1}{2}$ miles from Lake Owasco, in sight of house; also fine view of Auburn and surrounding country. Occupied by tenant. Reason for selling, owner has no time to look after it. Price, \$50 per acre. Terms, $\frac{1}{2}$ cash, balance to suit purchaser, interest at 5%. Address F. C. Shaw, Newark, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF THROOP

Population 960

No. 88—Farm of 100 acres, located $2\frac{1}{2}$ miles from Auburn P. O.; 2 miles from railway station at Auburn, on line of N. Y. C. and L. V. R. R.; $\frac{3}{4}$ mile from school; $\frac{3}{4}$ mile from Baptist and Presbyterian churches; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest city, Auburn, population 34,668, $2\frac{1}{2}$ miles distant, reached by highway, 1 mile from city line. Surface of farm, part level, part rolling. Soil, good loam, little clay. Acres in meadow, 20; in natural pasture, 30; in timber, 5, beech and maple; acres tillable, 90. Fruit, 40 apple trees, 15 pear trees, a few plum and crab apple trees. Adapted to all kinds of hay and grain. Fences, barbed wire, fair. House, 8 rooms, newly painted. Barns, 34x24 and 34x46. Watered, house and barn, by well; fields, by spring. 4 miles from Owasco Lake. Good sand bank on farm. Good dairy farm or a good farm for garden truck. Occupied by tenant, leased for 1 year, with privilege of longer if not sold. Reason for selling, owner lives too far away to handle to advantage. Price, \$6,000. Terms, \$1,000 cash. Address Lilian R. Arnold, Seneca Falls, N. Y.

TOWN OF VENICE

Population 1,343

No. 89—Farm of 105 acres, located 1 mile from Venice Center P. O. and railway station, on line of N. Y. A. & L. R. R.; 4 miles from butter factory; 1 mile from milk condensing plant. Highways, good. Nearest city, Auburn, $15\frac{1}{2}$ miles distant, reached by rail and highway. Surface, partly level and partly rolling. Altitude, 1,100 feet above sea level. Good soil. Acres in meadow, 20; in natural pasture, 30; in timber, 10,

beech, maple and basswood; acres tillable, 75. Fruit, apples, peaches, plums and pears. Adapted to all kinds of crops grown in this climate. Fences, wire, board and rail, not very good. House, 39x36, good condition. Out-buildings: barn, 30x90; horse barn, 30x36; cow barn; 2 hen houses; hoghouse. Watered by well and spring. This property is 10 miles from Cayuga Lake; Owasco Lake, 5 miles distant. Reason for selling, advanced age and poor health of owner. Price, \$5,500. Terms, \$2,000 mortgage can remain. Address Amos Emory Hutcheson, Venice Center, N. Y.

*No. 90—Farm of 200 acres, located 6 miles from Moravia P. O., R. D. 19; $2\frac{1}{2}$ miles from railway station at Venice Center, on line of Auburn & Ithaca R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Baptist and Methodist churches; $2\frac{1}{2}$ miles from butter factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest city, Auburn, population 34,668, 20 miles distant, reached by rail or highway. Surface of farm, mostly level, part slightly rolling. Altitude, 1,200 feet. Soil, good. Acres in meadow, 60; in natural pasture, 25; in timber, 20; acres tillable, 155. Small orchard, mostly apples. Best adapted to oats, barley, wheat, buckwheat, corn, potatoes. Fences, fair condition. Good-sized house, in good condition. Hay barn, 80x40; grain barn, 70x34; sheds, horse barn, hogpen, chickenhouse, all in fair condition. Watered, house, by 2 wells; barns, by well; fields, by brook. 5 miles from Owasco Lake, 10 miles from Cayuga Lake. Occupied by tenant; lease expires April 1, 1912. A good, productive farm. Reason for selling, owner lives at a distance from farm and cannot care for it. Price, \$10,000. Terms easy. Address Henry M. Jewett, agent, Moravia, N. Y.

CHAUTAUQUA COUNTY

Population 105,126

TOWN OF ARKWRIGHT

Population 843

No. 91—Farm of 356 acres, located 5 miles from Cassadaga P. O., R. D.; 6 miles from village of Fredonia; 40 miles from Buffalo; 4 miles from D. A. V. & P. R. R.; 20 rods from school and

cheese factory. Highways, good, new State road $\frac{1}{2}$ distance from Fredonia to farm. This is a hill farm. Soil, gravel and loam. Acres in meadow and plow land, 60; in natural pasture, 140; in timber, 156, hemlock, beech, maple, birch, basswood and a small amount of other varieties, such as cucumber, ash, elm

* Farm is in hands of agent or real estate man.

and oak. Owner has been offered \$2,000 for saw timber above 12 inches in diameter. Fruit, orchard of 500 apple trees. Fruit was sold this year for \$500 on trees. Best adapted to dairying. Fences, rail, wire and some brush fences, good. House, 11 rooms. Outbuildings: 1 large barn, 40x60, with basement under the whole barn and cement floor; horse barn, 28x60; 2 silos; hogpen; henhouse; other outbuildings; all in good condition. Watered, house and barn, by well and spring; fields, by creeks. 7 miles from Bear Lake; 9 miles from Lake Erie; 3 miles from Cassadaga Lake; 15 miles from Chautauqua Lake. Occupied by tenant. Reason for selling, to close an estate. This farm is within the gas region; big gas wells within 2 miles. Price, \$30 per acre, which does not include stock or tools. Terms, \$4,000 cash and balance on long-term mortgage. Address S. Ray Fairbanks, Fredonia, N. Y.

No. 92—Farm of 87 acres, located $3\frac{1}{2}$ miles from Forestville P. O., R. D. 9, and 3 miles from railway station at Forestville, on line of Erie R. R.; $\frac{1}{2}$ mile from school and church; $3\frac{1}{2}$ miles from milk station. Highways, good but somewhat hilly. Nearest city, Dunkirk, 8 miles distant, population 17,221, reached by highway. Surface, slopes to east. Soil, good loam. Acres in meadow, 25; natural pasture, 15; timber, 30, hemlock, beech and maple; acres tillable, 40. Fruit, 2 acres of grapes, apples and currants. Best adapted to fruit. Fences in fair condition. House, 9 rooms, stands on four corners, fair condition. Outbuildings: two barns, 30x40, in fair condition. Watered by well, cistern and two living streams. Occupied by tenant. This farm is in line of grape belt. Good market at Dunkirk and Fredonia. Gas well on farm across road. If gas is found on this farm the owner cannot sell for \$40 per acre. Owner will rent. Price, \$40 per acre. Terms, half down, remainder on time. Address Eunice G. Livermore, Forestville, N. Y.

No. 93—Farm of 356 acres, located 6 miles from Cassadaga P. O., R. D. 31; 6 miles from railway station at Laona, on line of D. A. V. & P. R. R.; school across street; 2 miles from churches; 6 miles from milk station; butter factory across street. Highways, some-

what hilly but good. Nearest large village, Fredonia, population 5,285, 8 miles distant, reached by highway. Surface, hilly. Altitude, about 1,500 feet. Soil, loam clay. Acres in meadow, 100; in natural pasture, 80; in timber, 120, hemlock, maple and beech; acres tillable, 120. Fruit, 500 apple trees. Best adapted to hay, oats, corn and potatoes. Fences, barbed wire, good condition. New house, 30x40. New barn, 40x60; old barn, 35x75; hogpen, 20x30; henhouse, 15x15, nearly new. Spring piped to trough, then to barn, over a dozen springs. Farm is 9 miles from Lake Erie. Occupied by tenant. Reason for selling, owner cannot attend to farm. Owner will rent on shares or with option to buy. Price, \$10,000. Terms, $\frac{1}{3}$ cash. Address Rosie E. Pierce, c/o C. D. Sessions, Fredonia, N. Y.

TOWN OF BUSTI

Population 2,136

No. 94—Farm of 152 acres, located 7 miles from Jamestown P. O., R. D. 79; 4 miles from railway station at Boomer town, on line of Erie R. R.; $\frac{1}{8}$ mile from school; 3 miles from Methodist, Baptist, Lutheran and Congregational churches; 3 miles from butter factory; 3 miles from condensing plant. Highways, good. Nearest city, Jamestown, population 31,297, 7 miles distant, reached by highway. Surface of farm, rolling. Soil, dark loam and clay loam. Acres in meadow, 40; in natural pasture, 40; in timber, 30, beech, maple, elm; acres tillable, 100. Fruit, 100 apple, 6 pear, 5 plum and 6 cherry trees. Best adapted to potatoes and grain, forage and fruit. Farm has 1 acre of strawberries, 3 acres of raspberries and blackberries, 3 acres of wheat. Fences, wire and rail, in good condition. Large frame house, 9 rooms, in good condition. 3 barns, 40x50 with basement, 40x46, and 30x34, all in good condition. Watered, house and barns, by wells; fields, by spring. 5 miles from Chautauqua Lake. Occupied by owner. Reason for selling, advanced age of owner. Price, \$5,500. Terms, \$1,700 cash, balance on time. Address Valentine Kiss, Jamestown, N. Y., R. D. 79.

No. 95—Farm of 37 $\frac{1}{2}$ acres, situated 5 miles from Jamestown P. O. and railway station, on line of Erie and Chautauqua Lake R. R.; R. D. 79 from

Jamestown. Highways, good. Sandy loam soil. Acres in meadow, 9; acres in natural pasture, 11; all tillable. 15 apple trees. Best adapted to small fruit. Fences, rail and wire. House, 32x19, 1½ stories, lean-to on back, 8 feet. Barn, 30x40; shed, 20x40, in fair condition. Watered by well and springs. 4 miles from Chautauqua Lake. School just across street; short distance from gristmill. This farm is ½ mile from Busti Village. A large mill pond about 8 rods west of the house. Price, \$40 per acre. Terms, part down, rest yearly payments. Reason for selling, advanced age and ill health of owner. Address J. J. Phillips, Jamestown, N. Y., R. D. 79.

TOWN OF CARROLL

Population 1,564

No. 96—Farm of 93 acres, ¾ mile north from Frewsburg P. O., on line of D. A. V. & P. R. R.; 1 mile from station; ½ mile from school; ⅝ mile from Methodist church and 4 other churches; R. D. 84. Highways, good, level roads. 5½ miles from Jamestown, population 31,297, reached by rail and highway. Occupied by owner. Surface, level. Soil, mostly gravelly loam, little clay. Acres in meadow, 61; in natural pasture, 30. Some wood in pasture; have sold a quantity of hemlock and pine timber, but have reserved enough for use of farm. About 40 apple trees. Best adapted to oats, corn, wheat, barley, buckwheat, potatoes, etc. Fences, mostly barbed wire, good condition, some woven wire. House: upright, 16x26; S. L., 18x26; E. L., 16x20; 10 rooms. Horse barn, 30x40; cow barn, 40x44; in good condition. House watered by well; barns, by well; fields, by two brooks and a spring. Conewango Creek forms the northwest boundary of farm. Frewsburg is a thriving little village in which are 4 sawmills and 1 canning factory. The Merrill Soule Co. is erecting a milk powder factory at a cost of \$75,000. The Jamestown & Warren trolley runs through the village. The Delaware & Eastern R. R. will soon run within 3 miles of the farm to Gilboa, a town of 250 inhabitants, where there will be a depot. Farm is beautifully located. All meadows are mowed with machinery and raked with horse rake. Telephone in house. Price, \$70 per acre. Terms, ⅓ or more cash, balance on bond or mortgage. Reasons for selling, owner a widow and in poor health.

Name and address of owner, Mrs. R. C. Dingley, Frewsburg, N. Y.

TOWN OF CHARLOTTE

Population 1,258

No. 97—Farm of 100 acres, located 4½ miles from Sinclairville P. O., R. D. 40; 5 miles from railway station at Sinclairville, on line of D. A. V. & P. R. R.; 1¼ miles from school; 2 miles from Methodist church; ⅓ mile from butter factory; 5 miles from milk station. Highways, good. Nearest city, Jamestown, population 31,297, 16 miles distant, reached by rail and highway. Surface, level. Soil, yellow loam, dark loam and gravel. Acres in meadow, 40; in natural pasture, 40; in timber, 20, maple; acres tillable, 80. Fruit, apples, pears, plums, cherries, currants, strawberries and raspberries. Best adapted to grass, oats, barley, corn, potatoes, cabbage, buckwheat and millet. Fences, woven wire. Good house, nearly new, 15 rooms. Outbuildings, new: cow barn, 42x60; horse barn, 30x40; henhouse, 16x50; storehouse, 20x28; sugarhouse; 3 sheepbarns, one, 12x38, one, 12x45, and one, 18x15. Watered by well and springs. This property is 14 miles from Chautauqua Lake. Occupied by owner. Reason for selling, advanced age of the owner. Price, \$5,500. Terms, \$3,000 cash, balance on mortgage, or will sell for \$6,000, including sheep, cows, 1 horse, 100 hens, farming machinery, sugar utensils; if sold before harvesting crops, part of them go with farm. Address S. B. Irwin, Sinclairville, N. Y.

TOWN OF CHAUTAUQUA

Population 3,515

No. 98—Farm of 47 acres, located ½ mile from Mayville P. O.; 1 mile from railway station at Mayville, on line of Penn. R. R.; ¼ mile from school; ½ mile from Presbyterian, Lutheran and Methodist churches; about 3 miles from butter factory; ½ mile from milk station. Highways, good. Nearest large village, Mayville, population 1,122, reached by highway or trolley. Surface, rolling; easy grade; can all be worked. Soil, good. Acres in meadow, over 20; in natural pasture, about 20; in timber, about 7, beech, maple; acres tillable, 30. Fruit, 50 apple trees, 150 grapevines (a good farm for grapes). Best adapted to hay and grain. Fences,

wire and rail. House, 1½-story, 1-story wing; 12 rooms. 6 buildings on farm; horsebarn, 22x30, in fair condition; cowbarn, large enough for 8 head of cattle; henhouse, 1½ stories; hall, 24x40, 2 stories; building, 1½ stories. House watered by pump in kitchen; barns from house. 1 mile from Chautauqua Lake. Highways on two sides of farm, trolley car on highway in front of house. Occupied by tenant. Reason for selling, owner has other business. Price, \$4,000. Terms, whole or half cash, balance on mortgage. Will rent for cash. Name and address of owner, M. F. Jacobsen, 501 East 6th Street, Jamestown, N. Y.

No. 99—Farm of 168 acres, .5 miles from Sherman P. O., and 4½ miles from railway station, on line of Penn. R. R.; 1¼ miles from school; 40 rods from church; 2 miles from creamery; R. D. 52 from Sherman. Roads, level and good. Occupied by tenant. Surface, a little rolling. Soil, sandy loam. Acres in meadow, 35; natural pasture, 98; timber, 30, beech and maple, some hemlock; acres tillable, 70. Fruit, 40 young apple trees of the best variety and an old orchard and some plum trees. Best adapted to oats, barley, corn, buckwheat, potatoes, etc. Fences, mostly wire, in good condition. House, 7 rooms, in good condition. Outbuildings, 2 large barns, henhouse, all in good condition. Watered, house and barn, by well; fields, by spring. Chautauqua Lake, 3 miles distant. 4 miles from the grounds of Chautauqua Assembly. 3 miles to traction line, running to Jamestown, with good shipping facilities. The farm has a good sugar orchard. Reason for selling, to close an estate. Price, \$22 per acre. Terms, \$1,500 cash, balance on time. Better terms for cash. Address Arthur M. Pratt, 10 West End Street, Jamestown, N. Y.

No. 100—Farm of 101 acres, 1 mile from Hartfield P. O. and railway station; R. D. 27. Soil, clay loam. Acres in meadow, 35; acres pasture, 41; acres timber, 25. House, 11 rooms, needs some repairing. Hay barn, 30x40. Cow and horse stable adjoining; also shop and poultryhouse. Watered by well and springs. Fences, wire and rail, in fair condition. This farm has a fine sugar bush and a quantity of sawing timber. Price, \$65 per acre. Terms, ¼ down, balance on time. This price includes 18 head of cattle, 1 pair of horses, farming

tools, and all the crops on the farm. Owner will rent to party who will buy stock and tools or with option to buy. Name and address of owner, W. S. Scriven, Mayville, N. Y.

No. 101—Farm of 35 acres, located on 28 acres within the corporation limits of Mayville; ¼ mile from railway station at Mayville, on line of Penn. R. R.; ¼ mile from school; 1 mile from Methodist, Baptist and Episcopal churches. Highways, good. Nearest city, Jamestown, population 31,297, 22 miles distant, reached by lake, trolley and railway. Surface, rolling. Soil, sandy. Acres in meadow, 15; acres tillable, 20. Fruit, good apple orchard, 50 plum trees. Well adapted to all kinds of crops. Watered by spring. Lake Chautauqua close by. There are from 1,200 to 1,500 young black walnut trees, 15 years old, good shape for transplanting. This farm is within 3½ miles of the Chautauqua Assembly grounds, where there is a fine market for all kinds of garden produce and fruits. Occupied by owner. Reason for selling, owner is a widow with no children and does not wish to keep farm. Price, \$75 per acre. Terms, \$1,000 cash, balance on mortgage at 6%, any length of time desired. There is also a house and lot within a few steps of the farm which owner would sell or rent. Price, \$2,500. Rental, \$100 a year. Owner will rent the land only. Name and address of owner, Mrs. Emma K. Tourgee, Mayville, N. Y.

No. 102—Farm of 133 acres, 2 miles from Hartfield P. O., R. D. 44, and from railway station at Hartfield on line of Chautauqua Lake R. R.; ½ mile from school; 2 miles from Union, Christian and Episcopal churches; 1 mile from cheese factory. Highways, good, but hilly. Nearest village, Mayville, population 1,122, distant 4 miles, reached by highways. Surface, pastures hilly, meadows level and rolling. Soil, black loam. Acres in meadow, 45; in natural pasture, about 55; in timber, 30 to 40, beech, maple, ash, basswood and cherry; acres tillable, about 100. Fruit, a large number of apple trees, choice varieties, a few fine pear trees, few peaches and other fruit. Best adapted to grass, corn, oats, etc. Fences, a few rail, the rest wire, in fair condition. House, upright, 32x25; wing, 18x50. Outbuildings: barn, 40x50; stable, 40x50; horse barn, 25x30; corn

barn, 20x20; all in good condition. Watered, house by well; barns and fields, by spring and streams. Chautauqua Lake, 2 miles away. This farm is well watered, lying in a sheltered location with excellent timber and buildings in good condition. Occupied by owner. Reason for selling, this property is owned and occupied by a widow and her daughter who cannot conduct farm. Price, \$35 per acre. Terms, $\frac{1}{2}$ cash, balance on mortgage. Owner will rent for cash or on shares. Address M. L. Mallery, Hartfield, N. Y.

TOWN OF ELLERY

Population 1,695

No. 103—Farm of 212 acres, $3\frac{1}{2}$ miles north from Bemus Point P. O., on line of Chautauqua Lake R. R.; $3\frac{1}{2}$ miles from station; 1 mile from school; $1\frac{1}{2}$ miles from Methodist church; R. D. 67 from Bemus Point. Roads to railroad station, school, etc., good. Nearest village, Bemus Point, population 500, reached by highway, $\frac{1}{2}$ mile distant. Occupied by tenant. Surface, rolling, part level. Soil, loam. Acres in meadow, 50; in natural pasture, 132; in timber, 30, mostly maple and beech, some hemlock; acres tillable, 150. Fruit, over 100 apple trees of various kinds, some pear trees. Best adapted to hay, oats, corn and potatoes. Fences, wire, in fair condition. House, 30x30, with ell, fair condition. Two barns in fair condition, one 30x60, one 40x84; cow house, 20x30. House watered by drilled well; barns by drilled well. 2 miles from Chautauqua Lake. This is said to be one of the best dairy farms in the county. 600 sugar trees and evaporators. Reason for selling, owner has business in Akeley, Pa. Price, \$7,500. Terms, \$2,000 down. Price includes 21 dairy cows, bull and farming tools. Owner will rent with option to buy. Name and address of owner, E. S. Clark, Akeley, Pa.

No. 104—Farm of 70 acres, located $1\frac{1}{2}$ miles from Bemus Point P. O., R. D. 59, $1\frac{1}{2}$ miles from railway station at Bemus Point, on line of J. C. L. E. R. R.; $1\frac{1}{2}$ miles from school, churches and cheese factory. Highways, good, smooth roads. Jamestown, population 31,297, 9 miles distant, reached by rail and highway. Surface, rolling. Soil, gravel and black loam. Acres in meadow, 35; in timber, 20, chestnut, soft maple,

hemlock, cucumber, ash and beech; acres tillable, 50. Fruit, 3 acres of apples, most all winter variety, cherry, plum, pear and peach trees. Best adapted to oats, corn, wheat and grass. Fences, wire, mostly in good condition. House, 10 rooms, old-fashioned, needs repairs. Horse barn, 30x36; hay barn, 32x40, needs some repairs; corn barns and hen-houses, in good condition. House watered by well and cistern; barns, close to brook; fields, watered by small brook. $\frac{1}{4}$ mile from Chautauqua Lake. One of the best farms in the county, good rich soil, easy to work and convenient in every way. Occupied by owner. Reason for selling, poor health of owner and other occupation. Price, \$4,500. Terms, mortgage \$2,000, balance in money. Name and address of owner, Mrs. Mary E. Tefft, 59 Newton Avenue, Jamestown, N. Y.

TOWN OF ELLICOTT

Population 4,371

No. 105—Farm of 75 acres, $2\frac{1}{2}$ miles from Jamestown P. O., on line of Erie R. R.; $2\frac{1}{2}$ miles from station; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from churches (all denominations); R. D. 76, Jamestown. Good roads. Nearest city, Jamestown, population 31,297, reached by highway and street car in southerly direction. Unoccupied. Surface, rolling slightly and level. Soil, loam, slightly sandy. Acres in meadow, 50; in natural pasture, 10; in timber, 5; acres tillable, 65. Fruit, 6 apple trees. Best adapted to corn, wheat, oats and hay. Fences, 50 acres surrounded by wire fence. House, old, 2 stories, in poor condition. Small old barn in poor condition. House watered by good spring; fields, by good springs, never dry. $2\frac{1}{2}$ miles from Chautauqua Lake; $\frac{1}{2}$ mile from Cassadaga Creek. Many farmers in this neighborhood have paid for farms by raising strawberries and other garden truck and selling in the city. Reason for selling, owner is not a farmer; also has another farm in same place. Price, \$50 to \$60 an acre. Terms to suit purchaser; prefer small payment. Owner will rent with option to buy. Name and address of owner, R. N. Blanchard, M. D., Jamestown, N. Y.

*No. 106—Farm of 34 acres, located 2 miles from Jamestown P. O.; 2 miles from railway station at Jamestown, on

* Farm is in hands of agent or real estate man.

line of Erie R. R.; 1 mile from school; 1 mile from churches, butter factory, cheese factory and milk station; 20 miles from condensing plant. Highways, good. Nearest city, Jamestown, population 31,297, 2 miles distant, reached by trolley and highway. Surface of farm, level. Acres in meadow, 34; acres tillable, 32. Best adapted to hay and grain. Fences, wire, in good condition. No house. Large barn, in good condition. $\frac{1}{2}$ mile from Chautauqua Lake. Price, \$8,500. Terms easy. Owner will rent with option to buy. Address W. J. Gilberts, agent, 9-10 Gokey Bldg., Jamestown, N. Y.

*No. 107—Farm of 22 $\frac{1}{2}$ acres, located 1 $\frac{1}{2}$ miles from Jamestown P. O.; 2 miles from railway station at Jamestown, on line of Erie R. R.; 1 mile from school; 2 miles from churches; 3 miles from butter factory; 3 miles from cheese factory; 1 mile from milk station; 20 miles from condensing plant. Highways, fairly good. Nearest city, Jamestown, population 31,297, 1 mile distant, reached by highway. Surface, rolling. Acres in natural pasture, 5; acres tillable, 11 $\frac{1}{2}$. Best adapted to hay and grain. Fences, wire, in good condition. House, 8 rooms, in good condition. Large barn, in good condition. Watered by spring. 2 miles from Chautauqua Lake. Occupied by tenant. Reason for selling, owner has moved to city. Price, \$3,500. Terms easy. Address W. J. Gilberts, agent, 9-10 Gokey Bldg., Jamestown, N. Y.

*No. 108—Farm of 117 acres, located 2 miles from Bemus Point P. O.; 2 miles from railway station at Bemus Point, on line of J. C. & L. E. R. R.; 50 rods from school; 50 rods from Methodist church; $\frac{1}{2}$ mile from butter factory; $\frac{1}{2}$ mile from cheese factory; 2 miles from milk station. Highways, good. Nearest city, Jamestown, population 31,297, 6 miles distant, reached by railroad and highway. Surface of farm, level. Soil, excellent. Acres in meadow, 60; in natural pasture, 30; in timber, 20; acres tillable, 60. Best adapted to hay and grain. Fences, wire, in good condition. House, 12 rooms. 2 good, large barns. Watered, house and barns, by spring; fields, by brook. 2 miles from Chautauqua Lake. Occupied by tenant.

Price, \$3,500. Terms easy. Owner will rent with option to buy. Address W. J. Gilberts, agent, 9-10 Gokey Bldg., Jamestown, N. Y.

TOWN OF ELLINGTON

Population 1,235

No. 109—Farm of 129 acres, 2 miles from Ellington P. O.; 2 $\frac{1}{2}$ miles from Kennedy station and R. D. 120 acres meadow and pasture; 9 acres timber. A good dairy farm and said to be very cheap at price asked. Watered by springs and artesian well. Fences, in good condition. House, 18x36, wing, 18x20, in good condition. Barns, 26x46 and 30x40, basement stable and cement floor, in good condition. Will rent for cash or on shares. Price, \$35 per acre. Terms easy. Address G. G. Gilbert, Ellington, N. Y.

No. 110—Farm of 191 acres, located 2 miles from Kennedy P. O., R. D., and railway station, on line of Erie R. R.; schoolhouse on farm; 2 miles from churches; 2 miles from milk station; 5 miles from milk condensing plant. Highways, good. Nearest city, Jamestown, population 31,297, reached by rail and highway, about 11 miles distant. Surface, smooth but slopes to east. Good soil. Acres in meadow, 40; in natural pasture, 91; in timber, 35, maple, beech, cherry, butternut, mostly second growth; acres tillable, 150. Fruit, apples. Best adapted to clover, alfalfa, corn, potatoes and wheat. Fences, rail, stump and wire, good condition. House, 28x30, good condition. Outbuildings: horse barn, 50x30, good condition; cow barn, in fair condition, 76x40; cornhouse, 18x26; hoghouse, 18x26; henhouse, 26x18; all in fair condition. Watered by well and springs. Occupied by owner. Reason for selling, advanced age of owner. Price, \$10,000. Terms, $\frac{1}{2}$ down, balance to suit purchaser. Owner would like to sell stock, machinery, etc., 70 tons of hay, 20 tons of straw, 600 bushels of oats, 1 pair of horses, \$500 corn harvester, good 3-horsepower engine, forks, reaper, binder, hay rake, mowing machine, land roller, disk, 2 drags, 1 plow, 2 wagons, pair of bob sleds, evaporator, 400 buckets, 20-barrel holding tank, 5-barrel gathering tank, 50 cords of wood in woodhouse. Will sell

* Farm is in hands of agent or real estate man.

all the above property with farm for \$12,000, $\frac{1}{2}$ down, balance on time to suit purchaser. Address L. J. Bennett, Kennedy, N. Y., R. D. 73.

TOWN OF FRENCH CREEK

Population 882

No. 111—Farm of 209 acres, located 7 miles from Clymer P. O., R. D. 58; $8\frac{1}{2}$ miles from railway station at Clymer, on line of Penn. R. R.; $\frac{3}{4}$ mile from school; $3\frac{1}{2}$ miles from Methodist and Presbyterian churches; $3\frac{1}{2}$ miles from milk station. Highways, good. Soil, gravel and loam. Acres in meadow, 40; in natural pasture, 84; timber, 70, hemlock, elm, maple, basswood and beech; acres tillable, all except woodland. Fruit, apples and pears. Best adapted to grass, corn, oats, barley, buckwheat and potatoes. Fences, board, rail and wire. House, 28x32, with ell, 16x24, good condition. Outbuildings: barn, 50x59, basement, with stable, 36 head cattle, fair condition; horse barn, 30x40; hoghouse and henhouse. Watered by well, brook and spring. French Creek on north of farm. Occupied by owner and tenant. Reason for selling, advanced age of owner. Price, \$7,000. Terms easy. Address C. W. Kennedy, Clymer, N. Y., R. D. 58.

TOWN OF GERRY

Population 1,155

No. 112—Farm of 231 acres, located 3 miles from Sinclairville P. O., R. D. 39; 3 miles from railway station at Sinclairville, on line of Dunkirk R. R.; $1\frac{1}{4}$ miles from school; 3 miles from churches (Baptist, Congregational and Episcopal); $1\frac{1}{2}$ miles from cheese factory. Highways, good, slightly hilly. Nearest village, Sinclairville, population 542, 3 miles distant, reached by highway. Surface, level or slightly rolling. Soil, part gravel and part clay loam. Acres in meadow, 30; in natural pasture, 80 or 90; in timber, 75, hemlock and hard wood; acres tillable, 80. Fruit, about 50 apple trees and 50 grapevines. Best adapted to grass and potatoes. Fences, rail and wire, in fair condition. House, 18x26, wing, 20x30, with woodhouse, 16x16. Cow barn, 35x60, with stable for 20 cows; horse barn, 30x40, with henhouse attached, 15x30, in fair condition; hogpen and granary, 18x26. A sugar bush of 200 trees, with buckets, storing and gathering vat. A wagon

with two sets of wheels, one common and one 6-inch tire, mowing machine, horse rake, hobs, cultivator and other farming tools, 15 tons of hay which can go with the farm. A man can sell \$2,000 worth of timber and wood and have sufficient left for own use. House needs some repairing. House watered by well; barn, by well; fields, by springs and brooks. About 10 miles from Chautauqua Lake. Occupied by tenant. Reason for selling, old age and ill health of owner. Owner will rent with option to buy. Price, \$25 per acre. Terms, $\frac{1}{2}$ down, balance on time. Name and address of owner, M. Montague, Sinclairville, N. Y.

TOWN OF HARMONY

Population 2,847

No. 113—Farm of 112 acres, located at Panama, R. D. 61; $4\frac{1}{2}$ miles from railway station at Bear Lake, on line of Erie & Pennsylvania R. R.; $1\frac{1}{2}$ miles from school and churches; 1 mile from milk station. Highways, slightly hilly or rolling. Nearest village, about $1\frac{1}{2}$ miles, has a population of about 400. 15 miles to Jamestown, trolley part way. Surface, rolling. Soil, some clay and loam. Acres in meadow, 30; in natural pasture, 60 to 70; in timber, 15 to 20, hemlock, beech and maple; acres tillable, 30. Fruit, about 50 apple trees, greenings, twenty-ounce, baldwins and others. Best adapted to grain and dairying. Fences, rail and wire. Telephone passes house. House, upright, 18x26; ell, 43 feet. Large barn, 44x30; stable 17 feet wide and 40 feet long; horse barn, 24x36, with addition, 14x36; small baybarn, hen and hoghouse, 16x30. House watered by good well. Chautauqua Lake, 3 miles distant. Occupied by tenant. Reason for selling, old age and illness of owner. Owner will sell farming and sugar tools with farm if purchaser desires. Price, \$2,500. Terms, \$500 cash, balance in yearly payments. Owner will rent. Name and address of owner, H. B. Cook, Panama, Chautauqua Co., N. Y.

No. 114—Farm of 172 acres, located 2 miles from Ashville P. O., R. D. 65; 2 miles from railway station at Ashville, on line of E. R. R.; $\frac{1}{4}$ mile from school; 1 mile from Methodist church; 1 mile from creamery; 3 miles from milk station. Highways, good; small hills. Nearest city, Jamestown, population 31,297, distant 9 miles, reached

by trolley or railroad or highway. Surface, good, rolling land. Soil, first-class. Acres in meadow, about 40; plenty of natural pasture; timber, beech, maple, chestnut, some ash and hemlock; acres tillable, 100. About 4 acres of different kinds of fruit. Adapted to all kinds of crops. Fences, rail, wire, nearly new. House, upright, 16x28; ell, 22x54. Large barn, with cowshed attached; wagon house; shed hogpen; cornhouse; woodhouse; plenty of room in all buildings. Watered by 2 wells and spring. $2\frac{1}{2}$ miles from Chautauqua Lake. Occupied by tenant. There is a nice chestnut orchard on this farm which yields from 5 to 15 bushels some years. Sugar bush of 1,000 trees; sugarhouse and utensils for making sugar. Street car at Ashville, only 2 miles from farm. Reason for selling, old age of owner. Price, \$5,500. Terms, \$1,500 or more in cash, balance in yearly payments. Name and address of owner, C. O. Scofield, Ashville, Chautauqua Co., N. Y.

No. 115—Farm of 153 $\frac{1}{2}$ acres, located 4 miles from Clymer P. O., R. D. 61; 4 miles from railway station at Panama, on line of Penn. R. R., also 5 miles from Bear Lake on Erie; 1 mile from school; $1\frac{1}{2}$ miles from Free Baptist; $3\frac{1}{2}$ miles from Methodist and Reg. Baptist churches; $3\frac{1}{2}$ miles from butter factory; $3\frac{1}{2}$ miles from cheese factory; 4 miles from milk station; 10 miles from condensing plant. Highways, good. Nearest village, Panama, population 337, $3\frac{1}{2}$ miles distant, reached by highway. Surface features of farm, part rolling, $\frac{3}{8}$ level. Soil, loam and gravel. Acres in meadow, 30; in natural pasture, 70; in timber, 30, beech, maple, ash, hemlock and basswood; acres tillable, 70. Fruit, 125 apple trees. Best adapted to grass. Fences, rail and wire, in good condition. House, 32x28, in good condition. Barn, 62x47; barn, 60x40; hogpen, 16x24; henhouse, 16x12; milkhouse, 12x18; shop, 16x24; woodhouse, 16x24. House watered by spring; barns, by creek, and fields, by creek. 12 miles from Lake Chautauqua. Occupied by tenant. Reason for selling, owner too old to work the farm. Price, \$3,500. Terms, \$1,000 cash, mortgage for balance at 4%, with yearly payments. Owner will rent for cash or with option to buy. Name and address of owner, John Emory, Panama, N. Y.

No. 116—Farm of 50 acres, located 6 miles from Sherman P. O., R. D. 52; on line of Penn. R. R.; $1\frac{1}{4}$ miles from school; 2 miles from church (Methodist); $3\frac{1}{2}$ miles from butter factory; $\frac{1}{4}$ mile from milk station; 6 miles from condensing plant. Highways, good, some hills. Nearest village, Sherman; nearest city, Jamestown; the former 6 miles, the latter 15 miles distant, reached by highway and trolley. Surface, part level, part rolling. Soil, clay. Acres in meadow, 30; in natural pasture, 10; in timber, 10, second growth of maple; acres tillable, 40. Fruit, apples. Best adapted to oats, corn, potatoes and buckwheat. Fences, rail and wire, in fair condition. House watered by well; barns, by well and creek; fields, by spring and creek. 7-room house, nearly new. Barns and outbuildings, small, in fair condition. 4 miles from Chautauqua Lake. Reason for selling, to settle an estate. Price, \$1,200. Terms, cash or good security. Name and address of owner, Mrs. W. F. Spooner, Ashville, Chautauqua Co., N. Y., R. D. 64.

No. 117—Farm of 113 $\frac{1}{4}$ acres, located 4 miles from Ashville P. O., R. D. 65; 4 miles from railway station at Ashville, on line of Erie R. R.; school on farm; 2 miles from Methodist and Baptist churches; $1\frac{3}{4}$ miles from butter factory; 4 miles from milk station. Highways, good. Nearest city, Jamestown, population 31,297, $11\frac{1}{4}$ miles distant, reached by rail, trolley or highway. Surface of farm, part level, part rolling. Soil, gravel loam. Acres in meadow, 40; in natural pasture, 50; in timber, 29, maple, beech, hemlock and pine; acres tillable, 60. Fruit, 188 apple, 2 prune, 4 plum, 4 pear and 2 cherry trees, 12 grapevines; also small fruits. Best adapted to corn, oats, wheat and grass. Fences, board, rail and wire, in good condition. House, 12 rooms, in good condition. Barn, 40x48, clapboarded and painted; barn, 36x86, with basement; tool barn; 2 henhouses; 3 silos; all in good condition. Watered, house, by well; barns, by well; fields, by trout brook. 4 miles from Chautauqua Lake. This farm is located 2 miles from high school. Sugar bush. Occupied by owner. Reason for selling, advanced age of owner. Price, \$50 per acre. Terms $\frac{1}{2}$ down, the balance on time. Address B. W. Lewis, Ashville, N. Y.

TOWN OF Kiantone

Population 520

No. 118—Farm of 15 acres, located 5 miles from Jamestown P. O., R. D. 82; 4 miles from railway station at Frewsburg, on line of D. A. V. & P. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{10}$ mile from Congregational church; 3 miles from butter factory; 3 miles from milk station; 3 miles from condensing plant. Highways, good. Nearest city, Jamestown, population 31,297, 5 miles distant, reached by highway. Surface of farm, level with eastern slope. Altitude, 1,492 feet. Acres in meadow, 5; in natural pasture, 2; in timber, 3, beech, maple, basswood and ash; acres tillable, 10. Fruit, 56 apple, 40 plum, 6 prune, 15 pear, 12 cherry, 2 quince, 8 peach trees and small fruits. Adapted to all crops that grow in this climate. Fences, wire, in good condition. House, 10 rooms, in good condition. Barn, 20x41; 3 hen-houses; hogpen; all in good condition. Watered, house and barn by well; fields by springs. 3 miles from Conewango River. Fine view of the foothills of the Alleghany Mountains and the Conewango Valley. Occupied by owner. Reason for selling, owner has other business. Price, \$2,000. Terms, $\frac{1}{2}$ cash, balance on easy payments. Address Melvin C. Wright, Jamestown, N. Y., R. D. 82.

TOWN OF POLAND

Population 1,447

No. 119—Farm of 223 $\frac{1}{2}$ acres, located 4 miles from Frewsburg P. O., R. D. 84; 3 $\frac{1}{2}$ miles from railway station at Falconer Junction, on line of Erie & D. A. V. & P. R. R.; 80 rods from school; 3 miles from churches; 4 miles from butter factory; 3 miles from milk station; 4 miles from condensing plant. Highways, good. Nearest city, Jamestown, population 31,297, distant 6 miles, reached by highway and trolley. Surface of farm, meadows and upland. Soil, excellent. Acres in meadow, 100; in natural pasture, 123; acres tillable, 100. Fruit, 30 trees. Adapted to almost all kinds of crops. Fences, wire and stumps. Houses, 2, in fair condition. Barns, 4 barns and outbuildings. Watered, house, by pipes from spring; barns, by pipes from springs, and fields by creek. Chautauqua Lake, 7 miles from farm. Conewango Creek runs through meadows.

This farm has the reputation of being the most desirable farm in that section. Occupied by tenant. Tenant's lease includes agreement of release in case of sale of farm. Reason for selling, owner living at a distance too great to look after the farm personally. Price, \$10,000. Terms, part cash, balance on mortgage if desired. Owner will rent. Terms to be agreed upon. Address A. D. Betts, Downing Avenue, Newburgh, N. Y.

TOWN OF POMFRET

Population 7,309

*No. 120—Farm of 101 acres, located 4 miles from Fredonia P. O., R. D. 16; 4 miles from railway station at Fredonia; $\frac{1}{2}$ mile from trolley; $\frac{1}{2}$ mile from school; 4 miles from churches. Highways, first-class, level. Nearest village, Fredonia, population 5,285, 4 miles distant, reached by trolley and highway. Surface, fairly level. Soil, gravel loam and clay. Acres in meadow, 12; in natural pasture, 4; in timber, 14, maple, beech, oak and chestnut; acres tillable, 80. 50 apple, 50 peach, 10 pear trees, about 40 acres vineyard, bearing. Best adapted to corn, oats, wheat and fruit. Fences, wire, in good condition. House, 36x48, 2 stories and attic, good condition. Buildings cost more than \$7,000. Watered, house and barn, by well; fields, by spring and brook. Lake Erie 2 $\frac{1}{2}$ miles distant. Fine view of the lake and country. Occupied by owner. Reason for selling, old age of owner and other interests to care for. Price, \$170 per acre. Terms, $\frac{1}{3}$ or more down. Address H. J. Putnam, agent, Fredonia, Chautauqua Co., N. Y.

*No. 121—Farm of 83 acres, located 3 miles from Fredonia P. O., R. D. 16, and railway station, on line of the D. A. V. & P. R. R.; $\frac{1}{4}$ mile from school; 3 miles from churches, butter factory and cheese factory. Highways, good. Nearest village, Fredonia, population 5,285, 3 miles distant, reached by rail and highway. Surface, rolling. Soil, gravel and clay. Acres in meadow, 14; in natural pasture, 15; in timber, 1, maple and beech; acres tillable, 70. 6 acres of grapes, 50 apple trees, 20 peach trees, 12 pear trees, 10 cherry trees, 6 plum trees. Best adapted to grapes, fruit and grain. Fences, rail and wire, in good condition. 10-room house, in

* Farm is in hands of agent or real estate man.

good condition. 4 barns, 30x54, 22x40, 20x40, 16x30, all in good condition. Watered, house and barns, by wells; fields, by creek. Bear Lake, 4 miles; Lake Erie, 4 miles; Chautauqua Lake, 15 miles; Cassadaga Lake, 8 miles distant. This farm is located about the center of the Chautauqua grape belt. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$7,000. Terms, \$2,500 down, balance on easy terms. Address S. Ray Fairbanks, agent, Fredonia, N. Y.

TOWN OF SHERMAN

Population 1,568

No. 122—Farm of 138½ acres, located 4½ miles from North Clymer P. O., R. D. 60; 4½ miles from railway station at Sherman and North Clymer, on line of Penn. R. R.; ½ mile from school; ½ mile from Baptist church; 4½ miles from condensing plant; ½ mile from milk station. Highways, slightly hilly, but very good. Nearest city, Jamestown, population 31,297, distant 18 miles, reached by highway and rail. Surface of farm, meadows level, slightly rolling. Soil, gravel loam. Acres in meadow, 40 to 45; in natural pasture, 45 to 50; balance in timber, maple, beech, hemlock; acres tillable, 50 or more. Fruit, grapes, about 100 apple trees. Best adapted to corn, oats, buckwheat, potatoes, millet. Fences, rail and wire, in good condition. House, 10 rooms, very good condition. Barns, horse barn, 28x48; one, 40x44, in good condition. House watered by well; barns, by spring; fields, by good creek; 8 miles from Chautauqua Lake; 8 miles from Findley Lake. This farm is productive, in good condition, and well watered. Occupied by owner. Reason for selling, owner has other business. Price, \$3,600. Terms, some cash, balance on time to suit. Name and address of owner, C. E. Hill, North Clymer, N. Y.

No. 123—Farm of 140 acres, located 2 miles from Sherman P. O.; 1½ miles from railway station at Sherman, on line of Penn. R. R.; ½ mile from school; 2 miles from Presbyterian, Baptist, Methodist and Universalist churches; 1½ miles from butter factory and powdered milk factory; 2 miles from condensing plant. Highways, part hilly, but good. Nearest city, Jamestown, population 31,297, 20 miles distant, reached by rail or highway. Surface, rolling. Soil, good. Acres in meadow,

45; in natural pasture, 85; in timber, 8, hemlock, cherry, ash, beech and maple; acres tillable, 100. - Fruit, 40 apple and 3 pear trees. Best adapted to grass, oats, corn, buckwheat. Fences, wire and rail, in good condition. House, upright, 24x32, 1½-story wing, 18x32, in fair condition. Cow barn, 50x70, remodeled 2 years ago, basement with cement floor, swing stanchions for 24 head of stock, water basins; additions on cow barn, 15x60 and 22x40; horse barn, 24x40, lean-to 12x40, in fair condition. House, watered by drilled well; barns, by drilled well pumped by windmill; fields, by stream and springs. 8 miles from Chautauqua Lake. A good dairy farm; keeps 20 cows and a team. Joining property a tract of timber of 33 acres which owner would sell. Occupied by owner. Reason for selling, advanced age of owner. Price, \$4,500. Terms, \$2,000 cash, balance on bond and mortgage at 5%. Address C. M. Mynick, Sherman, N. Y.

No. 124—Farm of 155 acres, located 1 mile from North Clymer P. O., R. D. 61; 1 mile from railway at Panama station, on line of Penn. R. R.; 1¼ miles from churches; 1 mile from butter factory; 4¾ miles from Mohawk Milk Condensing Co. Highways, level. Nearest village, Sherman, population 836, about 5 miles distant, reached by railroad or highway. Surface of farm, descends to east and northwest, some level. Soil, loam, gravel. Acres in meadow, 30; in natural pasture, 40 or 50; in timber, 40 or 50, maple, beech, ash, elm, basswood and pine. Maple grove of about 500 trees. Acres tillable, about 100. Fruit, about 40 apple trees, few cherry trees. Best adapted to grass, potatoes, corn and general crops. Fences, rail and wire, in good condition. House, upright, 2 stories, ell, 1½ stories, summer kitchen and woodhouse. One barn, 32x40; one, 26x32 with cow stable attached; one, 20x24; horse barn, 26x40, with good hoghouse attached; large henhouse, fair condition. House watered by well and spring; barns, by springs; fields, by creeks and springs. 9 miles from Chautauqua Lake; 10 miles from Findley Lake; 12 miles to famous Chautauqua summer resort. Occupied by tenant. Township free from debt, taxes low, school tax only \$3 to \$4 per year. The railroad through school district pays nearly ½ school tax each year. State, county and town tax low. Reason for

selling, advanced age and other business of owner. Price, \$3,250. Terms, \$1,000 or \$1,500 cash; 5% interest on balance. Name and address of owner, T. J. Newell, Lock Box 667, Sherman, N. Y.

No. 125—Farm of 214 acres, located 2 miles from North Clymer P. O.; 2 miles from railway station at Panama station, on line of Penn. R. R.; $1\frac{1}{4}$ miles from school; 2 miles from Methodist church; 2 miles from butter factory; 2 miles from milk station; 4 miles from condensing plant. Highways, good. Nearest village, Sherman, population 836, reached by highway. Surface of farm, rolling, easy to cultivate. Soil, good loam. Acres in meadow, 60; in natural pasture, 130; in timber, 25, hemlock, beech, maple; acres tillable, 100. Fruit, good variety of apples, early autumn and winter fruit, about $2\frac{1}{2}$ acres. Best adapted to hay, oats, corn, potatoes, and other grain. Fences, some rail, mostly wire, fair condition. House, upright, 28x20, ell, 30x18, woodshed attached. Barns: cow barn, 50x32; hay barn adjoining, 20x60, in good condition; horse barn and stable, 40x45; hay and grain barn, 30x35; hoghouse, 18x20. House watered by well; barn, by well; fields, by running water, never dry. This farm is well located; saw mill short distance. Reason for selling, no one to care for farm. Price, \$5,000, if sold at once. Terms, \$2,000 cash, mortgage for balance. Will rent for cash. Name and address of owner, Mrs. E. A. Palen, Panama, N. Y.

*No. 126—Farm of $91\frac{1}{2}$ acres, $2\frac{1}{2}$ miles from Sherman P. O., R. D. 52; 2 miles from Sherman railway station, on the Penn. R. R.; $\frac{3}{4}$ mile from school; 2 miles from churches and butter factory. Highways, hilly. Nearest city, Jamestown, 31,297 inhabitants, 25 miles distant by railway and traction line. Surface, rolling. Soil, good. Acres in meadow, 30; natural pasture, 45; timber, 15, second growth; acres tillable, 70. Fruit, 60 apple trees. Best adapted to oats, millet, barley, orchard and small fruits. Fences, wire and rail. House, $1\frac{1}{2}$ -story, with kitchen and woodhouse. Outbuildings: barn, 36x70, with basement. Watered, house and barn, by well; fields, by springs. Chautauqua Lake 8 miles distant. This farm keeps

14 cows and a team. Occupied by tenant. Good and sufficient reasons for selling. Price, \$3,000. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Owner will rent with option to buy. Address A. B. Sheldon, Sherman, N. Y.

TOWN OF STOCKTON

Population 1,781

No. 127—Farm of 273 acres, 3 miles from Stockton P. O., R. D. 27; 4 miles from Hartfield railway station. Soil, mostly dark loam. Acres in meadow, 75; pasture, 163; timber, 25. House, 7 rooms and 5 bed rooms, needs a few repairs. 1 barn, 30x40, needs repairing. Watered by well and never-failing springs. Fences, wire and in fair condition. Price, \$35 per acre. Terms, owner will accept small payment down, balance on time; will also sell household furniture. This price includes 12 dairy cows, 1 team, farming tools, dairy and sugar tools, wagons, etc. The timber includes a fine sugar bush and a good many thousand feet of hemlock timber. Owner will rent to party who will buy stock, tools and household goods or with option to buy. Name and address of owner, W. S. Scriven & Son, Mayville, N. Y.

TOWN OF WESTFIELD

Population 4,481

No. 128—Farm of 163 acres, located 3 miles from Westfield, on line of L. S. & M. S. and N. Y. C. & St. L. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from Baptist church; 3 miles from churches of various denominations. Highways, good and level turnpike. Nearest cities or large villages: Dunkirk, 18 miles; Erie, 35 miles; Buffalo, 55 miles; Westfield, 3 miles, reached by railway to Buffalo, highway to Westfield; also reached by trolley. Soil, gravel, loam, clay. Acres in meadow, 35; in natural pasture, 60; in timber, 20, beech, maple, hemlock, good quality; acres tillable, 135. Fruit, 10 acres of apples, 30 acres of grapes, also small fruit. Best adapted to grapes, berries and general farm crops. Fences, mostly post and wire, some rail. House, brick, 100 feet long, 14 large rooms, good condition. Barns: 2 large barns, each 100 feet long, for 30 head of cattle and 10 horses; mows will hold about 100 tons of hay. House watered by well; barns, by well and spring; fields, by creek which runs across corner of farm. Lake

*Form is in hands of agent or real estate man.

Erie $1\frac{1}{2}$ miles distant; Chautauqua Lake $7\frac{1}{2}$ miles. This farm is situated on main road and trolley line, shipping switch just off farm on L. S. & M. S. Farm extends from main road to within $\frac{1}{2}$ mile of Lake Erie. Occupied by ten-

ant. Reason for selling, owner lives too far away to look after property. Price, \$17,000. Terms, at least $\frac{1}{2}$ cash, balance secured by mortgage 6%. Owner will rent with option to buy. Address Myrte Rice Haynes, Sherman, N. Y.

CHEMUNG COUNTY

Population 54,662

TOWN OF BALDWIN

Population 476

No. 129—Farm of 70 acres, 4 miles from Lowman station and postoffice, R. D. 5 acres of timber. This farm lies well and is in good condition. 2 apple orchards, a windmill at the barn, well and cistern in house. Good fences. The house is new, with 9 rooms and 5 large clothespresses, large pantry. Barn, 32x61; granary, 16x29; cow stable, 26x36; large workshop. Price, \$2,700. Terms, $\frac{1}{2}$ cash, balance on time. This farm has never been rented. Address R. B. Osborne, Lowman, N. Y.

No. 130—Farm of 257 acres, $2\frac{1}{2}$ miles from Lowman P. O. and $1\frac{1}{2}$ miles from station on D., L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches; on line of R. D. 2 from Lowman; $3\frac{1}{2}$ miles from milk station and cheese factory. Highways, good. Nearest city, Elmira, population 37,176, distant $4\frac{3}{4}$ miles. Surface of farm, lying on top of hill, but level and rolling. Soil, mostly clay subsoil. Acres in meadow, 50; natural pasture, 80; timber, 60. Estimated 50,000 feet of sawing timber, pine, chestnut, oak, basswood and ash. Acres tillable, 100. No fruit. Best adapted to hay, barley, buckwheat, potatoes, etc. Good fences, wire, posts on farm. House, 9-room cottage, in good condition. Outbuildings: pigpen and cornerib, 16x20, grain barn, 30x40, tool-house, 20x20, cow barn, 24x48, concrete floor. The buildings are in very fair condition. Toolshed and addition to cow barn have new iron roof. Water can be brought to barns at small expense. Watered, house by well and tank near barn; fields, by springs. Reason for selling, closing estate. Price, \$4,000, including 10 cows now on the farm. Terms, \$1,000 cash, balance on long time at 5%. Unoccupied. Will rent if cannot sell; clear money rent. Address E. W. Lowman, Lowman, N. Y.

No. 131—Farm of 70 acres, 1 mile from North Chemung P. O. and 2 miles from station on D., L. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Protestant church, stores and shops; 1 mile from milk station. Roads, good. Nearest city, Elmira, population 37,176, reached by highway and rail, 5 miles west. Occupied by owner. Surface, level, rolling and some side hill. Soil, clay and loam. Acres in meadow, 25; natural pasture, 16; timber, 4, pine, chestnut and oak; acres tillable, 25. Fruit, 25 apple trees, 4 pear trees, 5 peach trees, 18 cherry trees and 4 plum trees. Best adapted to oats, corn, potatoes, wheat and tobacco. Fences, rail and wire, in good condition. House, 2 stories, 25x30, wing, 12x14, in good condition. Outbuildings: large barn, 40x42; horse barn with wagonshed, 14x30; cowshed for 10 head of cattle. There are on premises, in addition to what has been described, 2 chickenhouses for 2 sets of fowls, ice-house, 2 sets of hoghouses and a chestnut grove of about 30 trees. Watered, house and barns, by well; fields, by springs. Chemung River 4 miles distant. Reason for selling, poor health of owner. Price, \$2,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Sarah E. Wilcox, Lowman, N. Y., R. D. 2.

TOWN OF CATLIN

Population 870

No. 132—Farm of 112 acres, located 8 miles from Watkins P. O., R. D. 4; 4 miles from Milport station, on Northern Central R. R., and 3 miles from Moreland station, on line of the N. Y. C. & H. R. R.; 1 mile from school; about 3 miles from several Protestant churches; 3 miles to milk station. Roads, hilly, but good. Nearest large village, Montour Falls, 5 miles distant by highway, population 1,208. Surface, rolling, sloping to the west. Soil, clay loam. 50 acres of meadow; 10 acres of natural pasture; 30 acres of timber,

oak, chestnut, pine and hemlock; acres tillable, 80. Fruit, 4 peach, 6 cherry, 40 apple trees, and raspberries, currants, etc. Land is adapted to hay, potatoes and corn. Fences, mostly of woven wire, in good condition. Large house, 7 rooms, good condition, except needs painting. Main barn, 30x70, basement under all; straw barn, 26x36; corncrib; henhouse; all in fair condition. House has well and cistern water; fields have large spring and pond fed by springs. Seneca Lake in sight, 8 miles away. This is a good farm, well cleared, no stumps, not many stones. Splendid location for summer home. 1500 feet elevation. Clear, dry atmosphere. Always a good breeze. Fine view, parts of 7 counties can be seen. Farm is unoccupied. Reason for selling, owner has a lucrative position about 100 miles distant and cannot look after it. Price, \$2,400. Terms, \$1,500 cash, balance on first mortgage. Will rent for cash or shares. Address owner, Walter C. King, Millport, N. Y.

TOWN OF CHEMUNG

Population 1,328

No. 133—Farm of 120 acres, 1¼ miles from Chemung P. O. and railway station. Soil, clay and loam. Acres in meadow, 25; acres, pasture, 60; acres, timber, 5. House, 26x36, and 16x36, good condition. Barn, 36x56, with basement; tobacco shed, 28x56; granary, 16x24; silo, 14x14. Watered by well and springs. Fences, stump and wire, in good condition. Price, \$5,000. Terms, \$2,000 down, balance on long time. Name and address of owner, William DeWitt, Chemung, N. Y.

TOWN OF ERIN

Population 889

No. 134—Farm of 200 acres, 2 miles from Erin station and P. O. Air and water excellent. Spring water taken to barn and house through pipes. From 50,000 to 100,000 feet of sawing timber standing. Buildings, finely located in middle of farm. House, in good condition. Barn, 40x60, nearly new; basement under barn. Wire fences. Good natural potato ground and well seeded with clover and timothy. Will rent

on shares, or with option to buy. For price and terms, address Fred Seeley, Spencer, N. Y.

No. 135—Farm of 139 acres, located 1 mile from P. O.; 1 mile from railway station at Swartwood, on line of L. V. R. R.; 1 mile from school and Methodist church; ½ mile from butter factory; 3½ miles from milk station. Highways, good. Nearest village, Van Etten, 4 miles distant; Spencer, 8 miles distant; Elmira, population 37,176, 19 miles distant, reached by both rail and highway. Surface, part hilly. Soil, clay and loam. Fruit, 60 or more apple trees. Best adapted to hay, buckwheat, potatoes and dairying. Fences, board, rail and wire, not very good. House, 20x32; 2 barns, 30x40. Watered, house, by well; barns, by brook; fields, by brook and spring. Unoccupied. Reason for selling, death of owner. Price, \$1,800. Terms, part cash. Address Sophie A. White, 58 Port Watson Street, Cortland, N. Y.

No. 136—Farm of 312 acres, located 1½ miles from North Chemung P. O., R. D.; 3 miles from railway station at Breesport, on line of the L. V. R. R.; ½ mile from school and Union church; 1 mile from butter factory; 3 miles from milk station. Highways, good. Nearest city, Elmira, population, 37,176, distant 8 miles by highway. Surface of farm, a little rolling. Soil, gravel and loam, very good. 60 acres of meadow; about 50 of natural pasture; 40 to 50 acres of timber, of all kinds and very good; 250 acres are tillable. Plum, cherry, pear and apple trees. Can raise hay, corn, wheat, oats, buckwheat and general crops. Fences, wire and stumps, in fair condition. 2 houses, one nearly new, 16x32, bay window and porch, 2 stories, with ell, 16x24, with porch, woodhouse, and a fairly good tenant house. 3 barns with basements: No. 1, 34x118, straw shed attached and large silo; No. 2, 32x44, with basement; horse barn, 28x32. House has well water; barns have creek and spring, never-failing; fields have creek and springs. The Chemung River is about 5 miles distant. This is a first-class dairy farm and owner will give cows with farm. Occupied by tenant. Can give possession any time. Reason for selling, old age of owner. Price, \$10,000. Terms, ½ cash, balance very easy terms. Address Seymour Seeley, Spencer, N. Y.

TOWN OF HORSEHEADS

Population 5,376

No. 137—Farm of 110 acres, located 2 miles from Horseheads P. O. and railway station, on line of Erie, N. C. & D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches, butter factory and milk station. Highways, good. Nearest city, Elmira, population 37,176, reached by rail and highway, 8 miles distant. Surface of farm, rolling. Soil, clay loam. 4 acres of oak timber. Acres tillable, 106. Fruit, apples and pears. Best adapted to corn, oats, wheat and tobacco. Fences, wire and board. House, 10 rooms, fair condition. Outbuildings, barn, 30x40; barn, 20x50; barn, 16x32; barn, 30x40. Watered by well, windmill and springs. Occupied by tenant. Reason for selling, to close an estate. Price, \$6,500. Terms

cash. Address Geo. B. Manning, Horseheads, N. Y.

No. 138—Farm of 65 acres, located 2 miles from Horseheads P. O., R. D. 4, and railway station, on line of Erie, N. C., D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from churches; 2 miles from butter factory; 1 mile from milk station. Highways, good. Nearest city, Elmira, population 37,176, 4 miles distant, reached by highway. Surface of farm, rolling. Soil, clay loam and gravel. Acres in meadow, 15; in natural pasture, 10; in timber, 6, oak; acres tillable, 59. Best adapted to oats, potatoes and corn. Fences, wire. No house or barn. Watered by spring. Occupied by owner. Reason for selling, owner has more land than he wants. Price, \$5,000. Terms, $\frac{1}{2}$ down, mortgage for balance. Address John McCann, Elmira, N. Y., R. D. 1.

CHENANGO COUNTY

Population 35,575

TOWN OF BAINBRIDGE

Population 2,017

No. 139—Farm of 166 acres, located 3 miles from Bainbridge P. O., R. D. 1; 3 miles from Bainbridge railway station, on line of D. & H. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from churches (Methodist and Baptist); 3 miles from butter factory and condensing plant. Highways, some hilly, but good. Nearest city, Binghamton, population 48,443, 35 miles by rail and highway. Surface features, rolling and level. Soil, fertile, clay subsoil. Acres in meadow, 40; pasture, 76; timber, 50, hemlock and pine, second growth, beech, birch and maple. Land all tillable except wood lot. Best adapted to corn, oats, potatoes, millet, and grass. Fences, wire and rail, in good condition. House, good, 16-room house, cellar under all, flag bottom. Outbuildings: barn, 40x44, basement, concrete floor; wagon barn, 30x40, with stables, 16x40; cornhouse, 16x20; large wheel and saw for cutting wood. Watered, house, by well; barns and fields, by creeks. Brocket Lake, 3 miles. Occupied by owner. Owner will sell stock and tools with farm if desired, at a low cost. Reason for selling, poor health of owner. Price, \$3,500. Terms, part cash, balance to suit purchaser. Address A. L. Ireland, Bainbridge, N. Y.

No. 140—Farm of 90 acres, located 3 miles from Bainbridge P. O., R. D. 1; 3 miles from railway station at Bainbridge, on line of D. & H. R. R.; 1 mile from school; 2 to 3 miles from Methodist, Baptist, Presbyterian and Episcopal churches; 3 miles from milk station. Highways, good. Nearest large village, Bainbridge, population 1,200, 3 miles distant, reached by highway. Surface of farm, part level and part rolling. Altitude, 1,100 feet. Soil, clay loam. Acres in meadow, 30; in natural pasture, 35; in timber, 25, pine, oak, chestnut and maple; acres tillable, 30. Best adapted to corn, oats and potatoes. Fences, wire and rail. House, 26x36, 7 rooms on ground floor. Telephone in house. Large barn, wagonhouse, granary and henhouse. Watered by wells; fields, by springs. 3 miles from Susquehanna River. Occupied by owner. Reason for selling, owner is a widow. Price, \$2,000. Terms, part cash, balance on reasonable terms. Address Mrs. Antoinette Lyon, Bainbridge, N. Y.

No. 141—Farm of 56 acres, 4 miles from Bainbridge, R. D. Loamy soil, easily worked; very productive. House, 30x32, first-class repair, nearly new. Large barns, sheds and chickenhouse, all in good repair. Spring water running at house and barns. Good fences. Plenty

of fruit of all kinds. 250 sugar maple trees. Price, \$2,000. Terms, \$500 cash, balance on time. Address Cory D. Thornton, Bainbridge, N. Y., R. D.

No. 142—Farm of 325 acres, located $1\frac{1}{2}$ miles from Bainbridge P. O.; $1\frac{1}{2}$ miles from railway station at Bainbridge, on line of D. & H. R. R.; $\frac{1}{10}$ mile from school; $1\frac{1}{2}$ miles from Baptist, Methodist, Catholic and Presbyterian churches; $1\frac{1}{2}$ miles from milk station; 4 miles from condensing plant. Highways, hilly but good. Nearest city, Binghamton, population 48,443, 35 miles distant, reached by D. & H. R. R. Surface of farm, part level and part rolling. Soil, good. Acres in meadow, 125; in natural pasture, 100; in timber, 100, oak, chestnut and pine; acres tillable, 150. 50 apple trees. Best adapted to hay, corn, oats and potatoes. Fences, wire and rail, in good condition. Large 2-story house, in good condition. Large basement barn, 100x40, cement basement, horse barn, hay barn, cornhouse and milkhouse. House watered by well; barns, by running water; fields, by springs. $1\frac{1}{2}$ miles from Susquehanna River. \$5,000 worth of standing timber on this farm. Occupied by tenant. Reason for selling, poor health of owner. Price, \$10,000. Terms, cash. Owner will rent on shares. Address D. J. Baker, Bainbridge, N. Y.

No. 143—Farm of 197 acres, located 4 miles from Bainbridge P. O., R. D. 3; 2 miles from railway station at Sidney, on lines of O. & W. R. R. and D. & H. R. R.; $\frac{1}{8}$ mile from school; 2 miles from Congregational, Baptist, Methodist, Episcopal and Catholic churches; 2 miles from cheese factory; 2 miles from milk station; 4 miles from condensing plant. Highways, good, mostly State roads. Nearest city, Oneonta, population 9,500, 22 miles distant, reached by railroad and highway. Surface of farm, mostly hillside, sloping. Soil, clay loam No. 1. Acres in meadow, 60; in natural pasture, 60; in timber, 60, oak, chestnut; acres tillable, 125. Fruit, 50 apple, 5 cherry, 2 pear, 2 plum trees, and small fruits. Best adapted to corn, oats, buckwheat and hay. Fences, wire and rail, in good condition. House, 15 rooms, electric light, hot-water heat and bathroom, large porch, in good condition. Basement barn, 36x88, painted, cornhouse, shop, icehouse, henhouse, pig-house. Watered by springs. 8 rods from

Unadilla River, $\frac{1}{4}$ mile from Susquehanna River. Occupied by owner. Reason for selling, owner wishes to retire from farming on account of ill health. Price, \$6,500. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. House and barn have electric lights and running spring water. Fine shade, large lawn, fine view. Address Fred W. Douglass, Bainbridge, N. Y.

No. 144—Farm of 320 acres, located $3\frac{1}{2}$ miles from Bainbridge P. O., R. D. 2; $3\frac{1}{2}$ miles from railway station at Bainbridge, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from Methodist and Baptist churches; 4 miles from butter factory; $3\frac{1}{2}$ miles from milk station; 5 miles from condensing plant. Highways, good. Nearest village, Bainbridge, population 1,200, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Altitude 1,100 feet. Soil, clay loam. Acres in meadow, 130; in natural pasture, 150; in timber, 40, mostly hard wood; acres tillable, 250. Fruit, 150 apple, 50 pear and 8 cherry trees, also small fruits. Best adapted to hay, oats, potatoes, buckwheat and corn. Fences, wire. Modern house, 30x66, 10 rooms, built 9 years. Barn, 30x200, in fair condition; good granary, 20x36. Watered by springs and good artesian well. 2 miles from Susquehanna River. Occupied by owner. Price, \$6,000. Terms, \$2,000 cash. Address E. R. Barnes, Bainbridge, N. Y.

TOWN OF COLUMBUS

Population 838

No. 145—Farm of 200 acres, 5 miles from Sherburne P. O. and New Berlin P. O., R. D. 1; on line of D., L. & W. and O. & W. R. R.; $\frac{3}{4}$ mile from school; $1\frac{1}{2}$ miles from 3 churches; 5 miles from milk station and condensery. Highways, good. Surface features, rolling. Soil, gravelly loam, good. Acres in meadow, 50; natural pasture, 125; timber, 25, beech, birch and maple; acres tillable, 175. Fruit, 50 apple and 10 pear trees. Best adapted to dairying, grass, potatoes, corn, oats and buckwheat. Fences, wire, in good condition. House, 30x45, needs some repair. 3 barns, one, 30x60, with basement, in good condition; one, 30x40; one, 20x30. Watered, house, by well; barns, by springs and brooks. Occupied by tenant. Rented for 1 year with privilege of selling. This farm is on the main road from Sherburne to New

Berlin, with R. D. and telephone line. A first-class dairy farm, very productive. Reason for selling, age of owner and difficulty of obtaining help. Price, \$2,500. Terms, \$1,000 down, balance on bond and mortgage, or on interest and \$150 a year on principal. Owner will rent for cash or with option to buy. Address E. C. Bryant, Sherburn, N. Y., R. D. 1.

No. 146—Farm of 145 acres, located 9 miles from New Berlin P. O., R. D. 3; 3 miles from railway station at Sweets, on line of Unadilla Valley R. R.; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from Freewill Baptist church; 5 miles from butter factory, cheese factory and milk station; 9 miles from condensing plant. Highways, good. Nearest villages, New Berlin, population 1,114, 9 miles distant; Sherburne, population 1,200, 11 miles distant; reached by highway. Surface of farm, part rolling, part level, part hilly. Altitude, 1,600 feet. Soil, gravel and loam. Acres in meadow, 40; in natural pasture, 60; in timber, 45, basswood, ash, maple and beech; acres tillable, 80. Fruit, 5 acres of apples, 5 kinds of pears. Best adapted to dairying. Fences, stone wall, rail and wire, in good condition. House, 84x24, well painted, slate roof, 2 stories, observatory on top, 20 rooms, large cellar, furnace in conservatory, in good condition. Barn, 30x40, barn, 20x30, shed, 40x20, crib, 12x18, henhouse, 12x24, 2 shops. Watered, house, by well; barn, by well, lead pipe to trough; fields, by 3 springs and brook. 3 miles from Unadilla River. Occupied by tenant; lease expires March 1, 1912. Reason for selling, to settle an estate. Price, \$3,500. Terms, \$1,500 cash, balance on mortgage. Address F. J. Tuttle, Norwich, N. Y.

TOWN OF COVENTRY

Population 764

No. 147—Farm of 143 acres; $4\frac{1}{2}$ miles from Harpersville P. O.; $3\frac{1}{2}$ miles from railway station on D. & H. R. R.; near school and churches; $3\frac{1}{2}$ miles from Borden's Condensery; R. D. 1 from Harpersville. Highways, good road, always open. Occupied by owner. Surface features, creek flats, with eastern slope. Soil, clay loam. Acres in meadow, 50 or 60; natural pasture, 80; timber, 5, second growth; acres tillable, 100. Fruit, good variety of apples. Best

adapted to corn, oats, potatoes, rye, etc. Fences, panel and barbed wire, rail and board. House, 2 stories, painted white, 11 rooms, large cellar, good repair. Barns, one with basement, 34x80, painted; one, 24x30, one, 20x24; ice-house. Watered, house, by fine well with soft water; barns, by running water, springs and creek. Susquehanna River 4 miles distant. This farm is beautifully situated, dry and level around house and barn. Will meet persons who wish to buy at train, when notified. Price, \$4,250. Terms, \$2,000 cash, balance on bond and mortgage. Reason for selling, lack of capital and desire to move to other part of county. Address W. E. Pudney, R. D., Box 18, Harpersville, N. Y.

No. 148—Farm of 100 acres, located $\frac{1}{2}$ mile from Coventryville P. O., R. D. 4; $4\frac{1}{2}$ miles from railway station at Coventry, on line of D., L. & W. R. R.; 7 miles from Afton, on D. & H. R. R.; 7 miles from Oxford, on O. & W. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from Congregational church; 2 miles from Methodist and Presbyterian churches; $\frac{1}{2}$ mile from butter and cheese factories; 2 miles from milk station. Highways, good; State road surveyed through section. Nearest city, Norwich, population 7,422, distant 17 miles, reached by rail and highway. Altitude, 1,517 feet. Soil, very good, clay loam. Acres in meadow, 25; in natural pasture, 40; in timber, 12 or 15, hemlock, beech, maple, and a little pine and chestnut, very fine timber; acres tillable, 80. 75 apple, 20 pear, 10 plum trees, also grapes and small fruits. Nice asparagus bed. Best adapted to corn, potatoes, oats, buckwheat, millet and garden truck. Fences, rail, wire and board, in good condition. 10-room house, 30x40, with wing, painted white, in fine condition. Cow and hay barn, 50x50; horse and wagon barn, 40x40; toolhouse, 20x24, 3 stories; hay barn, 16x20; 5 henhouses for 250 hens; sugarhouse; cornhouse; all nearly new. Running water in house and at barns; streams in fields. 3 miles from Brocket Lake. $\frac{3}{4}$ mile from good trout stream. Occupied by owner. Place never has been rented. Income last year, \$1,500. Buildings insured for about \$2,200. A healthy climate and nice community. Will meet any one wishing to see the farm at any of the above-mentioned stations, on notice. Reason for selling, poor health of owner who wants small-

er place and less work. Price, \$2,450, with all timber 1 foot through and over reserved; or \$3,000 with all timber. Terms, \$1,000 down, balance on bond and mortgage at 5%. Address A. P. Williams, Coventryville, N. Y.

No. 149—Farm of 83 acres, 2 miles from North Village; 4 miles from railway station, on line of Utica Division of the D. L. & W. R. R.; 1 mile from school; 2 miles from churches; 2 miles from milk station. Highways, level and good. Nearest villages, Oxford and Greene, 9 miles distant. Surface of farm, nearly level, southern exposure. Acres in pasture, 30; in meadow, 20; in timber, 28, hemlock, beech, chestnut and maple; a grove of sugar maples of 75 trees; acres tillable, 55. Fruit, about 80 thrifty apple trees, some pears and good variety of other fruit. Best adapted to oats, corn, potatoes, etc. Fences, mostly wire, some rail and stone. House, in good condition. Out-buildings, 30x40, with basement stables; horse barn, 22x28, with basement. Watered by well and springs. Reason for selling, advanced age of owner. The owner will leave farm tools, lumber wagon and stoves, all of which are in good condition. Price, \$1,500. Terms, \$500 cash, balance can remain on bond and mortgage. Address S. S. Hopkins, Coventry, N. Y.

No. 150—Farm of 98 acres, located $\frac{1}{2}$ mile from Coventry P. O.; 4 miles from railway station at Brishen, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school, churches, butter factory, cheese factory, and milk station. Highways, good. Nearest village, Greene, population 1,300, 7 miles distant, reached by highway. Surface of farm, level. Soil, red stone. Acres in meadow, 36; in natural pasture, 50; in timber, 12, hard wood; acres tillable, 50. Fruit, 50 apple, 5 pear and 10 plum trees. Best adapted to oats. Fences, wire, in good condition. House, $1\frac{1}{2}$ -story, in good condition. 2 barns, one 32x42, one 24x48, in good condition. Watered, house and barn, by well; fields, by spring and creek. 4 miles from Chenango River. Occupied by owner. Reason for selling, owner wants smaller place. Price, \$2,000. Terms cash. Address Theodore E. Walters, Coventry, N. Y.

*No. 151—Farm of 100 acres, located $\frac{1}{2}$ mile from Coventryville P. O.; $\frac{1}{2}$

miles from railway station at Coventry, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school and Methodist Episcopal and Congregational churches; $\frac{1}{2}$ mile from butter factory; $\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village, Oxford, population 1,654, distant 8 miles, reached by railway and highway. Surface of farm, part level, part rolling. Soil, clay loam. Acres in meadow, 40; in natural pasture, 45; in timber, 15, hemlock; acres tillable, 40. Fruit, 100 apple, 15 pear and 10 plum trees, also small fruits. Best adapted to vegetables, fruit, hay, grain, pasturage. Fences, good. House, 2 stories, 10 rooms, painted and in good condition. Ample barn room; sugar-house; 3 henhouses; ashhouse; hay-barn; cornhouse; hogpen. Watered, house and barn, by running water; fields, by creek and spring. 2 miles from Brocket Lake. Occupied by owner. Reason for selling, owner has business at a distance. Maple sugar grove. Tools for making maple sugar included. Field of alfalfa. Last year dairy netted \$600; poultry, \$300; stock, \$150; fruit, \$300; vegetables, \$60. Price, \$3,400. Terms, \$1,400, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 152—Farm of 40 acres, located 1 mile from Coventryville P. O.; 4 miles from railway station at Coventry, on line of D. L. & W. R. R.; 1 mile from school; 1 to 2 miles from Baptist, Congregational and Methodist Episcopal churches; 1 mile from butter factory. Highways, good. Nearest village, Oxford, population 1,654, 8 miles distant, reached by railway and highway. Surface of farm, part level and part rolling. Soil, clay loam. Acres in meadow, 20; in natural pasture, 15; in timber, 5, maple, beech, ash; acres tillable, 20. Fruit, 25 apple and 3 pear trees, also some plums and cherries. Best adapted to grass, grain, vegetables, corn, etc. Fences, in fair condition. House, $1\frac{1}{2}$ stories, 9 rooms, needs repairing. Barn, 22x32, room for hay and 6 cows, small granary and henhouse, all in need of repairs. Watered, house, by well; barns, by spring; fields, by spring and creek. This would make a good poultry farm. Occupied by owner. Reason for selling, owner has business at a distance. Price, \$1,200. Terms, \$700 cash, balance on mortgage. Address C. O. Gale, agent, Oxford, N. Y.

*Farm is in hands of agent or real estate man.

TOWN OF GERMAN.

Population 371

No. 153—Farm of 218 acres, located 3 miles from German P. O.; 6 miles from railway station at Glen Brook, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 3 miles from Methodist church; $\frac{3}{4}$ mile from butter factory and cheese factory; $4\frac{1}{2}$ miles from milk station; 9 miles from condensing plant. Nearest city, Binghamton, population 48,443, 26 miles distant. Highways, hilly but good. Soil, clay loam. Acres in meadow, 50; in natural pasture, 75; in timber, 88, maple, hemlock, ash, cherry, basswood, beech; acres tillable, 100. Fruit, 100 apple, 3 pear trees. Best adapted to potatoes, corn and oats. Fences, stone wall, rail and wire, in good condition. House, 30x40, 10 rooms and basement, in good condition. Barn, 30x40; basement barn, 30x50; basement horse barn, 26x36; granary; henhouse; hoghouse. Watered, house and barn, by springs; fields, by springs and brook. 5 miles from Silver Lake, 6 miles from Echo Lake, 4 miles from Otselec River. A good dairy and stock farm, keeps 24 cows and 3 horses. Occupied by tenant; lease expires March 1, 1912. Reason for selling, advanced age of owner. Price, \$4,000. Terms, \$1,000 cash, balance on mortgage at 5%. Owner will rent for cash or on shares. Address Uriah Loomis, Smithville Flats, N. Y.

No. 154—Farm of 189 acres, located $2\frac{1}{2}$ miles from Cincinnatus P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at Cincinnatus, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Baptist, Methodist and Congregational churches; $2\frac{1}{2}$ miles from cheese factory, milk station and condensing plant. Highways, good. Nearest village, Cincinnatus, population 700, $2\frac{1}{2}$ miles distant, reached by highway. Surface of farm, part level, part rolling. Acres in meadow, 75; in natural pasture, 75; in timber, 35, maple, ash, cherry and hemlock; acres tillable, 150. Fruit, apples. Best adapted to corn, oats, potatoes and cabbage. Fences, stone wall. Large 2-story house, 13 rooms, good cellar, in good condition. Large barn, in good condition. Watered by running spring water; fields, by never-failing springs. 2 miles from Ot-

selic River. This farm is on main traveled road and has timber enough to half pay for farm. Occupied by tenant; lease expires March 1, 1912. Reason for selling, to settle an estate. Price, \$25 an acre. Terms, \$2,000 cash, balance on mortgage. Owner will rent. Address G. A. Dwight, DeRuyter, N. Y.

*No. 155—Farm of 225 acres, located 2 miles from McDonough P. O.; 8 miles from railway station at Cincinnatus, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Baptist Methodist Episcopal and Episcopal churches; 2 miles from butter factory. Highways, somewhat hilly but good. Nearest village, Greene, population 1,300, 11 miles distant, reached by highway. Surface of farm, part level, part rolling. Soil, clay loam. Acres in meadow, 75; in natural pasture, 125; in timber, 25, mostly hard wood, beech, and maple; acres tillable, 75. Fruit, apples, pears, cherries and grapes. Best adapted to hay, potatoes, corn, oats and buckwheat. Fences, wire and stone, in good condition. House, 2 stories, 12 rooms, in good condition. Barn, 30x50; horse barn, 30x35; both in good condition. Watered, house and barns, by running water; fields, by creek. This is a good dairy and stock farm. Tools are included with farm. Occupied by owner. Reason for selling, owner is unable to work farm. Price, \$3,500. Terms, \$1,700 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 156—Farm of 105 acres, located 3 miles from McDonough P. O.; 10 miles from railway station at Greene, on line of D. L. & W. R. R.; 1 mile from school; 3 miles from Methodist Episcopal, Baptist and Episcopal churches; 3 miles from butter factory. Highways, somewhat hilly but good. Nearest village, Greene, population 1,300, 10 miles distant, reached by highway. Surface, level. Soil, clay loam. Acres in meadow, 30; in natural pasture, 40; in timber, 35, maple, beech and hemlock; acres tillable, 30. Best adapted to hay, grain, potatoes, vegetables, pasturage. Fences, wire, in good condition. House, $1\frac{1}{2}$ stories, 6 rooms, comfortable. Barn, 30x40; horse barn; henhouse; cornhouse; sugarhouse; all in good condition. House and barn watered by spring; fields, by

* Farm is in hands of agent or real estate man.

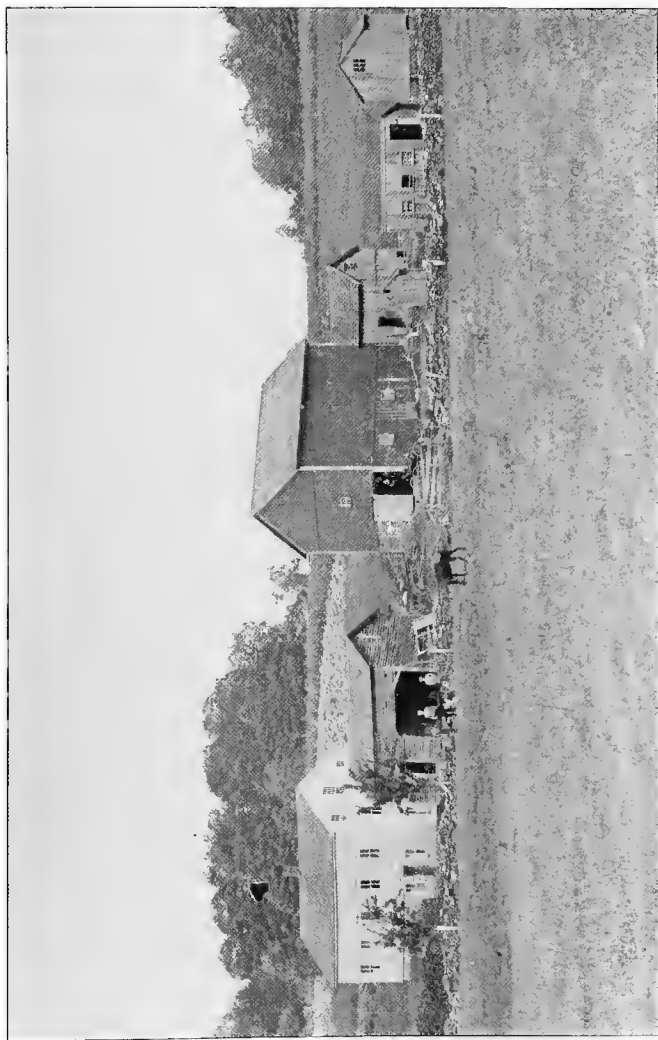


FIG. 34.—Buildings on Farm 153, Town of German, Chenango County.

spring and creek. Sugar bush is a source of income. Occupied by owner. Reason for selling, owner wishes larger farm. Price, \$1,400. Terms, \$800 cash, balance on mortgage. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF GREENE

Population 2,992

*No. 157—Farm of 126 acres, 3 miles from Tunnel, on line of D. & H. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from churches; 3 miles from milk station and cheese factory. Highways, rough. Nearest village, Greene, population 1,300, distant 6 miles, reached by highway. Surface of farm rolling. Soil, loam. Acres in meadow, 40; in natural pasture, 50; in timber, 36, hard wood, good; acres tillable, 90. Fruit, small orchard. Best adapted to potatoes, grain and grass. Fences, rail and wire, poor. House, 8 rooms, fair condition. Barn, 30x50, with basement, fair condition. Watered, house by well; barns, by well and spring; fields, by spring. Occupied by tenant. Reason for selling, to close estate. Price, \$1,200. Terms, 50% cash, 50% mortgage. Address Gray & Russell, agents, Greene, N. Y.

No. 158—Farm of 151 acres, 3 miles from Tunnel, R. D. 1, and from railway station at Tunnel, on line of D. & H. R. R.; 1 mile from school; 5 miles from Baptist, Methodist, Congregational, Roman Catholic and Episcopal churches. Highways, one road hilly but good; other quite level. Nearest village, Greene, population 1,300, distant 5 miles, reached by highway. Surface of farm, rolling, sloping from all sides to center. Soil, loam, easily worked, few stones. Acres in meadow, 20; natural pasture, 105; timber, 25, chestnut, beech and some hemlock; acres tillable, 120. Fruit, orchard of about 30 apple trees, 15 pear trees. Best adapted to corn, oats, grass and potatoes. Fences, wire, in fair condition. House, 10 rooms, painted recently, in good condition. Outbuildings: basement barn, 36x60, painted; cornhouse, 12x14, unpainted; hoghouse, old. Watered, house, by wells; barns, none; fields, by springs and creek. Chenango River, 5 miles distant. Occupied by tenant. Reason for

selling, owner's health poor. Price, \$2,800. Terms, \$1,300 cash, balance on time at 5%. Address Charles W. Gray, Greene, N. Y.

No. 159—Farm of $51\frac{1}{2}$ acres, located 4 miles from Greene P. O., R. D. 3, on line of D. L. & W. R. R.; 4 miles from railway station; 1 mile from school; 4 miles from Methodist, Baptist Presbyterian, Episcopal and Catholic churches; $2\frac{1}{2}$ miles from butter and cheese factories; $2\frac{1}{2}$ miles from milk station. Highways, hilly but good. Nearest large village, Greene, population 1,300, 4 miles distant; Binghamton, population 48,440, 20 miles distant, reached by highway from Greene. Occupied by tenant. Surface of farm, slightly rolling. Soil, clay with hardpan bottom. Acres in meadow, 15; in natural pasture, 20; in timber, 15, hard wood, with some hemlock and chestnut; acres tillable, 15. Fruit, 30 apple, 3 pear, 4 plum trees, also small fruits. Best adapted to grass, oats, potatoes, corn. Fences, rail and wire, in fair condition. House, 22x26, in fair condition. Barn, 26x36, old-fashioned, but in fair condition; also shed and small barn. Watered by never-failing springs. 4 miles from Chenango River, 2 miles from Echo Lake. This farm keeps 5 cows, 2 horses and some hens. Price, \$1,200. Terms cash, or \$500 cash, balance on easy terms. Reason for selling, owner lives at a distance from farm. Address W. B. Webb, R. D. 1, Harpersville, N. Y.

*No. 160—Farm of 32 acres, located 3 miles from Brisben P. O., R. D.; 3 miles from railway station at Brisben, on line of D. L. & W. R. R.; 2 miles from school; 3 miles from Baptist church, butter factory and milk station. Highways, good. Nearest village, Greene, population 1,300, 6 miles distant, reached by highway. Surface of farm, rolling. Soil, clay loam and loam. Acres in meadow, 10; in natural pasture, 17; in timber, 5, small timber, hard wood; acres tillable, 10. Fruit, 30 apple trees, 1 pear and 1 plum tree, also small fruits. Best adapted to vegetables, corn, potatoes, hay and pasturage. Fences, wire, stone and boards, in good condition. House, $1\frac{1}{2}$ stories, 7 rooms and cellar, in good condition.

* Farm is in hands of agent or real estate man.

Basement barn, 26x36, in good condition; henhouse; storehouse; cornerib. Watered, house, by well; barn, by near-by creek; fields, by creek. This farm is well situated for a poultry farm. Occupied by owner. Reason for selling, advanced age of owner. Price, \$1,200. Terms, \$700 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

No. 161—Farm of 125 acres, located 3 miles from Tunnel P. O., R. D. 1; and from railway station at Tunnel, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches; 3 miles from cheese factory and milk station. Nature of highways, good. Nearest village, Greene, population 1,300, distant 5 miles, reached by highway. Surface of farm, nearly level. Soil, clay loam. Acres in meadow, about 50; in natural pasture, 50; in timber, 25, chestnut, oak and maple; acres tillable, 100. Fruit, one old orchard. Best adapted to grain and grass. Fences, rail, stump and wire, in fair condition. House, 8 rooms, good. Outbuildings: horse barn, cow barn, hay barn, in poor condition. Watered, house, by running water; barns, none; fields, by springs. Occupied by owner. Farm is on main road in good neighborhood. Reason for selling, owner has larger farm. Price, \$1,800. Terms, \$600 cash, balance on mortgage at 5%. Owner will rent. Address Gray & Russell, agents, Greene, N. Y.

TOWN OF GUILFORD

Population 2,013

No. 162—Farm of 114 acres, 4 miles from Bainbridge P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 4 miles from 5 churches; R. D. 3 from Bainbridge. Good roads. 4 different milk stations and shipping stations within 2 to 4 miles of farm. Nearest village, Bainbridge, population 1,200, distant 4 miles, reached by highway. Surface of farm, rolling. Soil, good. Acres in meadow, 40; in natural pasture, 54; in timber 20, hemlock, pine, chestnut and hard wood; acres tillable, 94. Fruit; 5 plum, 4 pear, 35 apple trees, 2 grapevines, also currants and berries. Adapted to all crops. Fences, wire and rail, in good condition. House, 20x26, and ell, 18x36, 2 stories, good condition, new. Barn, 32x60, lean-to, 24x68, granary, henhouse, shop. Watered, house, by running water and 2 wells; barns, by running water; fields,

by brook and streams. Susquehanna River, 4 miles distant. Reason for selling, wife is dead and son in high school. Owner will sell stock, team and tools if wanted, at a bargain. Owner will meet prospective buyers at Bainbridge. Price, \$2,800. Terms, \$2,050 down, balance on mortgage. Name and address of owner, O. L. Yale, Bainbridge, N. Y., R. D. 3.

TOWN OF LINCKLAEN

Population 570

No. 163—Farm of 145 acres, located 2 miles from Lincklaen Center P. O., R. D. 1; $5\frac{1}{2}$ miles from railway station at DeRuyter, on line of L. V. R. R.; $\frac{3}{4}$ mile from school; $1\frac{1}{4}$ miles from church; $2\frac{1}{2}$ miles from butter and cheese factory; $5\frac{1}{2}$ miles from milk station. Highways, good and nearly level. Nearest city, Cortland, population 12,000, 20 miles distant, reached by railway. Soil, gravelly loam. Acres in meadow, 45; in natural pasture, 60; in timber, 40, hemlock, basswood, ash, cherry and maple; acres tillable, 100. About 28 fruit trees. Best adapted to potatoes, corn, cabbage, beets, hay and oats. Fences, wire and board. House of 11 rooms. Outbuildings: barn, 30x90, good condition; barn, 24x36; barn, 24x40; granary, 18x24. Watered by running spring. This farm is in a high state of cultivation and is known as "Meadow Brook Farm." Occupied by owner. Reason for selling, too much work for owner without help. Price, \$4,000. Terms, \$1,500 down, balance on mortgage. Address E. E. Poole, Lincklaen Center, N. Y.

TOWN OF MCDONOUGH

Population 813

No. 164—Farm of 160 acres, $\frac{3}{4}$ mile from New Berlin, R. D. Suitable for dairying and stock raising. 5 acres of timber; balance meadow and pasture. Watered by springs, brook and Unadilla River. $\frac{1}{2}$ mile from Borden's condensery. Houses: one, 3 stories, slate roof, 20x60; the other, 24x30, $1\frac{1}{2}$ stories, both in good repair. Barns, 30x60 and 30x40, with basement, in good condition. Fences, good. Have sold \$3,300 worth of milk in one year. Price, \$15,000. Terms, $\frac{1}{2}$ cash, balance on time; will make a good investment at price named. Address Crandall Bros, New Berlin, N. Y.



FIG. 35.—Buildings on Farm 158, Town of Greene, Chenango County.

*No. 165—Farm of 430 acres, located on McDonough R. D.; $7\frac{1}{2}$ miles from railway station at Cincinnatus, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Methodist, Episcopal and Baptist churches; 3 miles from cheese factory. Highways, good. Nearest villages, McDonough, population 300, 2 miles distant, and Norwich, population 8,000, 8 miles distant, reached by highway. Surface, part level and part rolling. Soil, clay loam. Acres in meadow, 175; in natural pasture, 175; in timber, 80, hemlock, hard wood; acres tillable, 150. Fruit, 150 apple trees in bearing, and other fruit. Best adapted to grass, hay, grain and potatoes. Fences, stone and wire, in good condition. 2 good farm houses, one has 16 rooms, the other 4 rooms. Ample barn room, in good condition. House and barn watered by running water; fields, by springs and creek. Farm is situated on good road, overlooking beautiful lake and has valuable timber. It is a noted stock farm and is located $\frac{1}{2}$ mile from summer resort. Occupied by owner and tenant. Owner wishes to move. Price, \$12,600. Terms, \$4,000 cash. 40 head of registered cattle and all farming tools included. Address C. O. Gale, agent, Oxford, N. Y.

*No. 166—Farm of 259 acres, located $1\frac{1}{2}$ miles from E. McDonough P. O.; 7 miles from railway station at Oxford, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Methodist church; 3 miles from Congregational and Baptist churches; $2\frac{1}{2}$ miles from butter factory and cheese factory; 7 miles from milk station; $8\frac{1}{2}$ miles from condensing plant. Highways, good. Nearest village, Oxford, population 1,600, 7 miles distant, reached by highway. Surface, part level, part rolling. Soil, clay loam. Acres in meadow, 70; in natural pasture, 150; in timber, 30, mostly maple and beech; acres tillable, 100. Fruit, 75 apple, 3 plum and 2 cherry trees. Best adapted to grass, grain, potatoes and pasturage. Fences, wire and stone wall, in good condition. House, $1\frac{1}{2}$ stories, 14 rooms and cellar, painted and in good condition. Basement barn, 32x96, painted and in good condition; hoghouse; henhouse; granary. Watered, house and barn by spring; fields, by creek and springs.

$1\frac{1}{4}$ miles from lake, which affords fine fishing and boating. Good dairy and stock farm. Occupied by tenant. Reason for selling, owner lives at a distance. Price, \$3,500. Terms, \$1,700 cash, balance on mortgage. Address C. O. Gale, agent, Oxford, N. Y.

*No. 167—Farm of 190 acres, located 3 miles from McDonough P. O.; 8 miles from railway station at Oxford, on line of D. L. & W. R. R.; $1\frac{1}{2}$ miles from school; 3 miles from Baptist, Methodist Episcopal and Episcopal churches; 3 miles from butter factory; 8 miles from milk station. Highways, good. Nearest village, Oxford, population 1,600, 8 miles distant, reached by highway. Surface, part level, part rolling. Soil, clay loam. Acres in meadow, 50; in natural pasture, 90; in timber, 50, maple, beech, hemlock; acres tillable, 50. Fruit, 40 apple trees, bearing, good grafted fruit. Best adapted to hay, corn, oats, buckwheat, potatoes and pasturage. Fences, wire and stone, in good condition. House, $1\frac{1}{2}$ stories, 10 rooms, needs repairing. 2 barns, 36x40, need repairing. Both house and barn can be made comfortable at small expense. Watered, house, by well; barns, by springs; fields, by springs. Borders on Ludlow Lake, which affords fine fishing, boating and bathing. The timber is worth nearly the price of the farm. Unoccupied. Reason for selling, to settle an estate. Price, \$2,200. Terms, \$800 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 168—Farm of 157 acres, located $2\frac{1}{2}$ miles from McDonough P. O.; 8 miles from railway station at Oxford, on line of D. L. & W. R. R.; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from Episcopal, Methodist and Baptist churches; $2\frac{1}{2}$ miles from butter factory; 8 miles from milk station. Highways, good. Nearest village, Oxford, population 1,600, 8 miles distant, reached by highway. Surface of farm, level. Soil, dark loam. Acres in meadow, 45; in natural pasture, 95; in timber, 25, maple, beech, birch; acres tillable, 50. Fruit, 50 apple and 2 pear trees. Best adapted to potatoes, corn, oats, buckwheat and pasturage. Fences, stone, rail and wire, in fair condition. Large house, 2 stories,

* Farm is in hands of agent or real estate man.

16 rooms. Basement barn, 36x50; corn-house; storehouse; all in fair condition. Watered, house, by well; barn, by creek; fields, by springs. $\frac{1}{4}$ mile to Round Lake, which affords good fishing. A good dairy and grass farm, well located on good road. Occupied by owner. Reason for selling, owner is unable to work it. Price, \$2,000. Terms, \$1,400 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 169—Farm of 210 acres, located 1 mile from E. McDonough P. O.; 6 miles from railway station at Oxford, on line of D. L. & W. R. R.; 1 mile from school; 1 mile from Methodist Episcopal and Baptist churches; 4 miles from butter factory; 6 miles from milk station. Highways, good, mostly State road. Nearest village, Oxford, population 1,600, 6 miles distant. Surface, part level, part rolling. Soil, clay loam. Acres in meadow, 50; in natural pasture, 120; in timber, 25, beech, maple and hemlock; acres tillable, 50. Fruit 45 choice grafted apple trees. Best adapted to hay, grain, vegetables and pasturage. Fences, wire and stone, in good condition. House, $1\frac{1}{2}$ stories, 10 rooms; also tenant house; both in good condition. Basement barn, 26x72; barn, 28x70; both in good repair; henhouse; icehouse; horse barn; gasoline engine house. Watered, house and barn, by drilled well; fields, by springs. 40 sugar maples on farm. Occupied by tenant; lease expires March 1, 1912. Reason for selling, to settle an estate. Price, \$3,800. Terms, \$1,300 cash, balance on time. Price includes lumber, wagon, sulkey, plow, tread power gasoline engine. Address C. O. Gale, agent, Oxford, N. Y.

*No. 170—Farm of 126 acres, located 3 miles from E. McDonough P. O.; 5 miles from railway station at Oxford, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school; 3 miles from Methodist Episcopal, Baptist, Episcopal, Catholic and Congregational churches; 5 miles from butter factory and milk station. Highways, good. Nearest village, Oxford, population 1,600, distant 5 miles, reached by highway. Surface, part rolling, part level. Soil, clay loam. Acres in meadow, 42; in natural pasture, 64; in timber 20, cherry and ash;

acres tillable, 50. Fruit, 25 apple trees, some pear and plum trees. Best adapted to potatoes, corn, oats, hay and pasturage. Fences, stone, wire and board, in good condition. House, 2 stories, 12 rooms, in good condition. New barn, 32x40; basement barn, 30x42; shed for sheep, 20x40; all in good condition. Watered, house, by two wells; barns, by creek; fields, by springs and creek. 2 miles from Ludlow Lake. Hard wood timber will cut 500 cords wood. Maple sugar grove of 250 trees. Unoccupied. Reason for selling, to settle estate. Price, \$2,200. Terms, \$1,200 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 171—Farm of 200 acres, located $2\frac{1}{2}$ miles from E. Pharsalia; $8\frac{1}{2}$ miles from railway station at Oxford, on line of D. L. & W. R. R.; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from Congregational and Baptist churches; $2\frac{1}{4}$ miles from butter factory and cheese factory; $8\frac{1}{2}$ miles from milk station; 9 miles from condensing plant. Highways, somewhat hilly but good. Nearest village, Oxford, population, 1,600, $8\frac{1}{2}$ miles distant, reached by highway. Surface, nearly level. Soil, clay loam. Acres in meadow, 60; in natural pasture, 100; in timber, 40, hemlock, spruce, maple and beech; acres tillable, 100. Fruit, 75 apple, 25 pear, 15 plum trees, also small fruits. Best adapted to grass, potatoes, oats, buckwheat and corn. Fences, in fair condition. House, 14 rooms, well arranged, in good condition. Barn, 30x60, nearly new, place for wagons and hay, basement for cattle and horses. Watered, house, by well; barn, by spring. $2\frac{1}{2}$ miles from Steves Lake and 4 miles from Geneganslet Lake. $2\frac{1}{2}$ miles from State road to Oxford. Unoccupied. Reason for selling, owner has other business. Price, \$3,500. Terms, \$1,300 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF NEW BERLIN

Population 2,328

No. 172—Farm of 167 $\frac{1}{2}$ acres, situated in Unadilla Valley; $\frac{1}{2}$ mile from the village of New Berlin. Land, all tillable and adapted to grain raising and dairying. 2 railroad stations and

* Farm is in hands of agent or real estate man.

2 large milk plants within 1 mile of farm. Telephone and R. D. All kinds of fruit in abundance. Buildings, in good condition. New barn, cost \$1,000. Fine school, employing 10 teachers. Farm is extremely well watered. Title good. Possession given at any time. Price, \$7,000. Terms, \$1,000 cash, balance on mortgage. Name and address of owner, L. D. Hoadley, New Berlin, N. Y.

TOWN OF NORWICH

Population 8,560

No. 173—Farm of 212 acres, $2\frac{1}{2}$ miles from Sherburne P. O., R. D. 3; $2\frac{1}{2}$ miles from Galena station, on line of O. & W., and D. L. & W. R. R., at Sherburne, $2\frac{1}{2}$ miles distant. Soil, gravel, loam, mixed, mostly river flats. Acres in meadow, 106; acres, timber, 10. House, $1\frac{1}{2}$ stories; milk-room, wash and storeroom, woodshed. Watered by a good well. Large barn; cow stable has concrete floor; icehouse. A never-failing spring runs to milkhouse; large vat for watering stock in barn. From 90 to 100 tons of good hay on farm; a new farm wagon, with small broad-tire wheels, so made as to be used for hay wagon, potato, or corn wagon; also a disc harrow; mowing machine; hay loader; rotary rake; ditching plow; land roller; post digger. Material on farm for a frame, stone or cement building. R. D. passes door. Telephone line in front and also back of house. Direct road to Binghamton from Utica (also road to Sherburne Falls and Chenango Lake) passes house. Chenango River at foot of slope on which house stands. One old and one young orchard. Milk sent to Borden's condensery, Norwich, N. Y. State road soon to be finished. Trolley line will soon pass farm. Price, \$8,500, including tools, all of the best up-to-date make. Terms, \$2,000 down, balance can remain on mortgage at 5%. Owner will rent with option to buy. Tenant to furnish stock. Address Adelia Haxton Marquis, Norwich, N. Y.

No. 174—Farm of 345 acres, 6 miles from Norwich, on line of N. Y. O & W. R. R.; also D. L. & W. R. R.. 25 acres timber, balance tillable. Apples and other fruit. Altitude, 600 feet. 12-room house. Cow barn, 96 feet long.

Wagon house, hophouse and four hay barns. Watered by springs. Fences, wire and rail. There is timber enough on farm to nearly pay for it, estimated about 200,000 feet of basswood lumber, also maple and beech. Condensing plant located convenient to farm and milk can be shipped to New York. A first-class farm in every respect. This is a fine dairy farm. 50 cows go with farm if desired. Price, \$25 per acre. Terms easy. Address Margaret A. Wood, Norwich, N. Y.

*No. 175—Farm of 60 acres, located 2 miles from Norwich P. O., on R. D. 4; 2 miles from railway station at Norwich, on line of D. L. & W. and O. & W. R. R.; $\frac{1}{10}$ mile from school; 2 miles from churches of all denominations, butter factory and condensing plant. Highways, mostly State road. Nearest city, Norwich, population, 8,000, 2 miles distant, reached by highway. Surface of farm, part level, part rolling. Soil, black loam. Acres in meadow, 25; in natural pasture, 35; some timber; acres tillable, 40. Fruit, 50 apple, 6 pear, 15 plum, 12 cherry trees. Best adapted to vegetables, hay, grain, corn and potatoes. Fences, stone and wire, in good condition. House, $1\frac{1}{2}$ stories, 12 rooms, painted and in good condition. Basement barn, 42x60, in good condition; 3 henhouses; hoghouse; tool-house; springhouse; icehouse. Watered, house, by spring; barn, by spring and creek; fields, by springs and creek. 2 miles from Chenango River. Occupied by owner. Owner of this farm sells large quantities of sweet corn and vegetables at Norwich. Reason for selling, owner is unable to work farm. Price, \$3,800. Terms, \$1,800 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF OTSELIC

Population 1,111

No. 176—Farm of 115 acres, $1\frac{1}{2}$ miles from Otselic Center; 7 miles from railway station at De Ruyter; $1\frac{1}{2}$ miles from school, Baptist church, and butter and cheese factory; 6 miles from milk station and 18 miles from condensing plant. Highways, good. Nearest village, South Otselic, about 500 population, 5 miles distant, reached by

* Farm is in hands of agent or real estate man.

highway. Surface of farm, rolling, with some side hill. Soil, loam. 50 acres in meadow, 40 in pasture; 25 in timber, beech, maple, hemlock; 50 acres tillable. Fruit, 40 apple trees. Best adapted to corn, potatoes, oats and buckwheat. Fences, wire, in good condition. House, 9 rooms, in good condition. Barn, 36x40; shed, 18x20; granary, 10x12; hogpen, 12x18; henhouse, 10x16; all in good repair. Watered, house, by well; barns, by brook; fields, by brook on each side. Occupied by owner. Reason for selling, poor health of owner. Price, \$1,900. Terms, \$500 cash, balance \$100 and interest yearly. Owner will rent for cash or with option to buy. Name and address of owner, Emmett Johnson, R. D. 1, Georgetown, N. Y.

No. 177—Farm of 439 acres, $\frac{1}{4}$ mile from Otselec Center P. O.; R. D. from Georgetown; 6 to 9 miles from Georgetown, De Ruyter and Smyrna. Soil, gravelly loam. State road. Acres in meadow, 125; acres in pastures, 244; acres of timber, 70, second growth. 2 houses, in good condition. Basement barn, 40x100, with silo attached; barn, 24x60; barn, 36x60; other necessary outbuildings; all in good condition. Watered by springs and streams. Fences, wire and board, in good condition. Good school and churches nearby. Creamery $\frac{1}{4}$ mile distant. On line of survey of Georgetown-South Otselec trolley line, work on which has been begun. Farm stocked with 50 head thoroughbred and grade Holstein-Friesian cattle, which will be sold with place, if desired. Price, \$20 per acre. Terms, $\frac{1}{2}$ cash, balance easy terms. Owner will rent with option to buy. Name and address of owner, Walter A. Shepardson, Norwich, N. Y.

No. 178—Farm of 145 acres, situated 1 mile from Otselec P. O. and 7 miles from Georgetown railway station, on line of W. S. R. R. Highways in good condition. Loam soil. Acres in meadow, 30; tillable, 75; natural pasture, 70; timber, about 30, beech, birch, maple, cherry, basswood, elm, hemlock and ash, medium size. Fruit, about 50 apple trees, 2 pear trees. Best adapted to grass, oats, buckwheat, potatoes and corn. Fences, barbed wire, in good condition. House, 24x30, with wing, 20x36, nearly new, good condition. Barns: base-

ment barn, 34x48; horse barn, 24x36; hoghouse, 20x20; hay barn, 26x36; henhouse, 12x50; all in good condition. Watered by well, cistern, springs and streams. Price, \$2,000. Terms, \$500 cash, balance on mortgage. Name and address of owner, W. H. Stradling, Otselec, N. Y.

TOWN OF OXFORD

Population 3,014

No. 179—Farm of 140 acres; $5\frac{1}{2}$ miles from Oxford, R. D. Soil, clay loam. 10 acres timber; balance meadow and pasture. Land under good cultivation. Well watered and in good condition. $1\frac{1}{2}$ -story house, 27x29, with wing, 24x30, in good condition. Barns, large and in good condition. Price, \$5,000. Terms, $\frac{1}{2}$ cash. Address C. H. Smith, Oxford, N. Y., R. D.

*No. 180—Farm of 270 acres, located on Oxford R. D.; 7 miles from railway station at Oxford, on line of D., L. & W. and O. & W. R. R.; 1 mile from school; 3 miles from Methodist, Episcopal and Baptist churches; 3 miles from butter factory; 7 miles from milk station. Highways, good. Nearest large village, Oxford, population 1,600, 7 miles distant, reached by highway. Surface of farm, part level, part rolling. Soil, loam. Acres in meadow, 70; in natural pasture, 120; in timber, 80, hemlock and hard wood; acres tillable, 75. Fruit, 35 apple, 2 pear, 3 plum trees, grapevine. Best adapted to hay, grain and potatoes. Fences, wire, stone and board. House, 2 stories, 12 rooms, cellar flagged, in good condition. Basement barn, 30x40, nearly new; cornhouse, 20x34; henhouse, 10x20; hogpen, 18x28; smokehouse. Watered, house and barn, by running water. $\frac{3}{4}$ mile from Ludlow Lake, excellent fishing and boating. This is a good productive farm, pleasant view. Occupied by tenant, lease expires March 1, 1912. Reason for selling, owner has business elsewhere. Price, \$5,000. Terms, \$2,300 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

No. 181—Farm of 90 acres, located $5\frac{1}{2}$ miles from Bainbridge P. O., R. D. 4; $5\frac{1}{2}$ miles from railway station at Bainbridge, on line of D. & H. R. R.; $\frac{3}{4}$ mile from school; 1 mile from Metho-

* Farm is in hands of agent or real estate man.

dist Episcopal church; $1\frac{1}{2}$ miles from Baptist church; 4 miles from butter factory and cheese factory; $5\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Bainbridge, $5\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Soil, good. Acres in meadow, 40; in natural pasture, 20; in timber, 30, oak, chestnut, pine, hemlock, good quality; acres tillable, 50. Fruit, 25 apple, 6 plum, 8 pear, and 3 crab apple trees. Best adapted to potatoes, corn and oats. Fences, mostly wire, some rail, in good condition. House, 20x40, 8 rooms, in fair condition. Hoghouse, 18x20; henhouse, 12x14; woodhouse, 12x14; all in fair condition. Barns burned. Watered, house, by good spring; buildings, by running water in yard; fields, by running water in pasture. 1 mile from Brocket Lake, $5\frac{1}{2}$ miles from Susquehanna River. Unoccupied. Timber is in fine growing condition, 1 mile from sawmill, good roads to same. Reason for selling, poor health of owner. Price, \$2,500. Terms, \$2,000 cash, balance on easy terms. Address W. E. Ingersoll, Bainbridge, N. Y., R. D. 1.

No. 182—Farm of 233 acres, located $\frac{1}{2}$ mile from Oxford P. O., R. D.; $4\frac{1}{2}$ miles from railway station at Guilford, on line of O. & W. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from churches; 4 miles from butter factory and cheese factory; 6 miles from condensing plant. Highways, good. Nearest large village, Oxford, population 1,600, 6 miles distant, reached by highway. Surface of farm, part level and part rolling. Soil, fertile. Acres in meadow, 50; in natural pasture, 123; in timber, 60, maple, hemlock, chestnut and oak; acres tillable, 173. Fruit, 80 apple, 9 pear, 8 plum, 6 cherry trees, also currants. Best adapted to corn, oats, potatoes, buckwheat and grass. Fences, rail and wire, in good condition. House, 36x26, extension, 34x26, woodshed, 20x30, 15 rooms, good cellar. Barn with basement, 40x70, horse barn attached; barn, 20x40; henhouse; hoghouse; icehouse; silo; milkhouse, with cement floor and vat, 10x16. Watered, house and barn, by running water; fields, by lake, brook and springs. Brocket Lake adjoins the farm, also a grove. Occupied by owner. Reason for selling, advanced age of owner. Price, \$30 an

acre. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Edward T. Loomis, Bainbridge, N. Y., R. D. 4.

*No. 183—Farm of 39 acres, located 1 mile from Oxford P. O., R. D.; $1\frac{1}{2}$ miles from railway station at Oxford, on line of D., L. & W. R. R.; 1 mile from school, and Congregational, Methodist, Baptist, Catholic and Episcopal churches; $1\frac{1}{4}$ miles from milk station. State road. Nearest large village, Oxford, population 1,600, 1 mile distant, reached by highway. Surface, part level, part slightly rolling. Soil, sandy loam. Acres in meadow, 20; in natural pasture, 18; in timber, 1; acres tillable, 20. Fruit, 25 apple trees in bearing, 2 pear trees, 2 plum trees. Best adapted to corn, potatoes, oats, vegetables, hay and pasturage. Fences, board, wire and stone walls. House, $1\frac{1}{2}$ stories, 7 rooms, cellar, in good condition. 3 small barns, in good condition. Watered, house and barn, by running water; fields, by springs. 1 mile from Chenango River. There are 25 sugar maple trees on this farm. This farm is a fine poultry and truck farm, pleasantly located, good view. Occupied by owner. Reason for selling, advanced age of owner. Price, \$2,700. Terms, \$1,000 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 184—Farm of 183 $\frac{1}{2}$ acres, located $3\frac{1}{2}$ miles from Oxford, on R. D.; $3\frac{1}{2}$ miles from railway station at Oxford, on line of D., L. & W. and O. & W. R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches of all denominations, butter factory and milk station. Highways, good. Nearest large village, Oxford, population 1,600, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Soil, sandy loam, fertile. Acres in meadow, 50; in natural pasture, 100; in timber, 33, oak, hemlock, chestnut. Fruit, enough apples for home use. Best adapted to grain, potatoes, hay, pasturage; excellent dairy farm. Fences, mostly wire, in good condition. House, 2 stories, 14 rooms, painted, cellar flagged, in good condition. Ample barn room for stock and hay, henhouse and granary. Watered, house and barn, by running water; fields, by springs. 1 mile from Chenango River. Occupied by tenant; lease expires March 1, 1912.

* Farm is in hands of agent or real estate man.

Reason for selling, advanced age of owner. Price, \$5,000. Terms, \$1,700 cash, balance for term of years. Address C. O. Gale, agent, Oxford, N. Y.

*No. 185—Place of 4 acres, located in Oxford village, $\frac{1}{2}$ mile from railway station at Oxford, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school, Methodist Episcopal, Congregational, Baptist, Episcopal and Catholic churches and from milk station. 3 acres river bottom, very fertile. Soil, sandy loam, black. Acres in meadow, 3; acres tillable, 4. Fruit, 4 pear trees, 6 plum trees, 1 cherry tree. Best adapted to vegetables and garden truck. Fences in good condition. House, 2 stories, 12 rooms, bath, furnace, good cellar, painted and nearly new. Barn, 30x30, room for horse, cow, wagons and hay, painted and nearly new; large henhouse. Watered, house and barn, by city water; fields, by river. Chenango River borders farm. Located near basket factory, employing 75 hands; good place to take boarders. Occupied by tenant. Reason for selling, widow must sell to close business. Price, \$2,800. Terms, \$1,300 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 186—Farm of 120 acres, located $1\frac{1}{4}$ miles from Union Valley P. O.; 5 miles from railway station at Bainbridge, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 5 miles from churches of all denominations; 5 miles from milk station. Highways, good. Nearest village, Bainbridge, population 1,200, distant 5 miles, reached by highway. Surface of farm, rolling. Soil, productive. Acres in meadow, 40; in natural pasture, 60; in timber, 20, hard wood, maple and beech; acres tillable, 50. Fruit, 60 apple, 6 pear and 3 cherry trees. Best adapted to corn, potatoes, oats, hay and pasturage. Fences, wire, in good condition. House, 2 stories, 14 rooms and cellar, in good condition. Barn, 40x60; silo; cornhouse; henhouse; wagonhouse; shop. Watered, house and barn, by running water; fields, by springs and creek. $1\frac{1}{2}$ miles from Brocket Lake. Occupied by owner. Reason for selling, owner has other business. Sugar bush of 300 to 400 trees, sap buckets and all farm tools included. Price, \$3,800. Terms, \$1,800 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF PHARSALIA

Population 657

No. 187—Farm of 146 acres, located 3 miles from Pharsalia P. O.; 12 miles from railway station at Norwich; 2 miles from 3 churches; 3 miles from butter factory and cheese factory; 12 miles from milk station and condensing plant. Highways, 3 miles hilly, 9 miles good. Nearest village, Norwich, population 8,000, 12 miles distant, reached by highway. Surface of farm, level. Soil, clay and stony. Acres in meadow, 50; in natural pasture, 70; in timber, 26; acres tillable, 70. Fruit, 25 apple trees, grafted, 25 common fruit trees. Best adapted to corn, oats and potatoes. Fences, wire and wall, in fair condition. House, 9 rooms, in fair condition. Horse barn, 30x40; cow barn, 36x40; 2 stables; corncrib; shop; all in good condition. Watered, house, by well; fields, by spring. Occupied by tenant; lease expires March 1, 1912. Owner will rent. Reason for selling, death of former owner. Address Herbert Coy, East Pharsalia, N. Y.

TOWN OF PITCHER

Population 664

No. 188—Farm of 223 acres, 6 miles from Cincinnati station; $\frac{3}{4}$ mile from Pitcher Springs P. O. Acres in meadow, 80; in timber, 60. Adapted to dairying. Good house. 4 barns, in fair repair. Watered by springs and wells. Fences, fair. Price, \$3,500. Terms, $\frac{1}{2}$ cash, balance on time. Will rent on half shares or for cash. Address R. & E. Hakes, Pitcher Springs, N. Y.

TOWN OF PRESTON

Population 649

No. 189—Farm of 224 acres, 4 miles from post office and railway station; 1 mile from school and church; R. D. 2 from Oxford. Highways, always open. Nearest village, Oxford, population 1,600, distant 4 miles, reached by highway. Occupied by owner. Surface of farm, slightly hilly. Soil, very fertile and good. Acres in meadow, 80; in pasture, 80; in timber, 64, maple sugar bush, beech and pine; acres tillable, 140. Fruit, 20 or 30 apple trees, mostly Baldwins. Best adapted to grass, corn, oats

* Farm is in hands of agent or real estate man.

and potatoes. Fences, stone wall and wire. House, $1\frac{1}{2}$ -story, with ell, in good condition. Barns, 2, large, in good condition, one nearly new. Watered, house and barns, running water. New silo. Milk from this farm is taken to the Borden plant at Oxford. Price, \$21 per acre. Name and address of owner, Charles S. Roe, Oxford, N. Y., R. D. 2.

*No. 190—Farm of 184 acres, located $2\frac{1}{2}$ miles from Oxford P. O.; $2\frac{1}{2}$ miles from railway station at Oxford, on line of D., L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from Methodist Episcopal, Episcopal, Baptist, Congregational and Catholic churches; $2\frac{1}{2}$ miles from milk station. Highways, good, mostly State roads. Nearest large village, Oxford, population 1,600, distant $2\frac{1}{2}$ miles, reached by State road. Surface of farm, rolling, flat meadows. Soil, rich, gravelly loam. Acres in meadow, 50; in natural pasture, 85; in timber, 50, maple, beech, birch; acres tillable, 50. Fruit, apples enough for home use. Best adapted to corn, potatoes, oats, hay, grain and buckwheat. Fences, wire and stone. House, 2 stories, 12 rooms, painted, in good condition. Ample barn room, in good repair, horse barn, hogpen, henhouse, cornhouse. Watered, house and barn, by running water; fields, by spring and creek. $2\frac{1}{2}$ miles from Chenango River. This is a good dairy farm, well watered by springs. Unoccupied. Reason for selling, owner has other business. Price, \$5,000. Terms, \$1,400 cash, balance on time. Address C. O. Gale, agent, Oxford, N. Y.

*No. 191—Farm of 210 acres, located 3 miles from Oxford P. O.; 3 miles from railway station at Oxford, on line of D., L. & W. R. R.; $1\frac{1}{4}$ miles from school; 3 miles from Methodist, Baptist, Episcopal and Congregational churches; 3 miles from milk station. Highways, some hills, but good. Nearest large village, Oxford, population 1,600, 3 miles distant, reached by highway. Surface rolling, meadows smooth, and easily tilled. Soil, clay loam. Acres in meadow, 50; in natural pasture, 110; in timber, 50, mostly hard wood, maple and beech; acres tillable, 110. Fruit, 25 apple trees, 3 pear trees. Best adapted to potatoes, oats, corn and buckwheat. Fences, wire and stone, in good condi-

tion. House, 2 stories, 10 rooms, nearly new. Basement barn, 36×40 , in good condition; hoghouse; henhouse; icehouse; shed for sheep, 14×50 . Watered, house and barn, by well; fields, by springs and creek. Fine locust grove about the house; a healthful location and pleasant. Farming tools included. Occupied by tenant. Reason for selling, owner has other business. Price, \$4,500. Terms, \$1,500 cash, balance on mortgage. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF SHERBURNE

Population 2,695

No. 192—Farm of 146 acres, 4 miles from Sherburne P. O., R. D. 1, and railway station, on line of D., L. & W. R. R.; 1 mile from school; 4 miles to churches (Protestant and Catholic); 4 miles to milk station; 9 miles to condensing plant. Highways, hilly but good. Nearest village, Norwich, population 8,000, distant 15 miles, reached by railroad from Sherburne. Surface of farm, rolling. Good clay subsoil. Acres in meadow, 45; pasture, 75; timber, 26, beech, maple, etc.; acres tillable, 110. Fruit, apples, pears and plums; good varieties and enough for family use. Best adapted to hay, oats, corn, buckwheat, potatoes and cabbage. Fences, mostly barbed wire, in good condition. House, large, 15 rooms, 3 closets and entry, woodhouse attached, all painted white. Barn, 78×30 , with basement, has been built 12 years; silo attached, $16 \times 16 \times 26$; threshing barn, 26×36 ; shop and shed, 20×30 ; cornhouse; icehouse; brick smokehouse. Watered, house and barn, by running water and spring; fields, by spring. Chenango River, 4 miles distant; Unadilla River, 6 miles distant. This is a good dairy and stock-raising farm. Occupied by owner. Reason for selling, advanced age of owner. Price, \$25 per acre. Terms, $\frac{1}{3}$ cash, easy time on balance. Address Arthur W. Bryan, Sherburne, N. Y.

No. 193—Farm of 273 acres, located 2 miles from Earlville P. O. and $1\frac{1}{2}$ miles from Earlville station, on line of D., L. & W. R. R.; 1 mile from school; 2 miles from Protestant churches; 4 miles from Catholic church; 2 miles from milk station; 3 miles from condensing plant. Highways are good hill

* Farm is in hands of agent or real estate man.

roads. Nearest village, Sherburne, population 960, distant 4 miles, by highway. Surface, rolling high land. Altitude, 1,500 feet. This farm is divided the same as the usual dairy farm, as to acres of meadow and pasture, etc.; has timber sufficient for farm purposes. Has apple orchard of about 50 trees. Land is best adapted to dairy farming, hops and potatoes. Fences, in good condition. One house in good condition, one house in poor condition, but worth repairing. Has large basement barn in good condition, good horse barn and other buildings. House watered from running brook; barns, by the same; fields, by springs. The Chenango River is $1\frac{1}{2}$ miles distant. Occupied by tenant. This farm cost present owner \$13,500. Reason for selling, to close an estate. Price, \$7,500. Terms, small payment down, about \$2,000, balance on easy terms. Will rent for cash or with option to buy. Address Howard D. Newton, executor, Norwich, Chenango Co., N. Y.

TOWN OF SMITHVILLE

Population 949

No. 194—Farm of 130 acres, 6 miles from Greene station; R. D. 1. Rich soil, in high state of cultivation. 15 acres of timber; 50 acres in meadow; balance in pasture. Plenty of fruit. 1 mile from schools and churches; 2 miles from cheese factory. Large sugar orchard. Fine big house, 12 rooms, large porch, in good condition. 3 large barns, in first-class condition. Watered by running water, springs and trout brooks. Good fences. Owner will rent on shares or for money rental, or with option to buy. Price, \$3,500. Terms, $\frac{1}{2}$ cash, balance on easy terms. Name and address of owner, H. A. Walworth, Greene, N. Y., R. D. 1.

*No. 195—Farm of 100 acres, located $1\frac{1}{2}$ miles from Tyner P. O., R. D.; $5\frac{1}{2}$ miles from railway station at Oxford, on line of D., L. & W. R. R.; $1\frac{1}{2}$ miles from school and Universalist and Baptist churches; $1\frac{1}{2}$ miles from butter factory; $5\frac{1}{2}$ miles from milk station. Highways, some hills, but good. Nearest large village, Oxford, population 1,600, $5\frac{1}{2}$ miles distant, reached by highway. Surface, rolling, some level. Soil, good,

rich clay loam. Acres in meadow, 40; in natural pasture, 55; in timber, 5, maple and beech; acres tillable, 40. Fruit, 50 apple trees in bearing. Best adapted to corn, potatoes, grain, grass and pasturage. Fences, mostly wire, in good condition. House, 2 stories, 9 rooms, good cellar, painted. Barns, one, 32x50, another, 26x30, and silo, barn clapboarded. Watered, house and barn, by running water; fields, by springs. Good productive farm in a fine dairy farming section. Will keep 15 to 20 head of stock and team. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner lives at a distance. Price, \$3,000. Terms, \$1,300 cash, balance can remain on mortgage. Address C. O. Gale, agent, Oxford, N. Y.

*No. 196—Farm of 90 acres, located $1\frac{1}{4}$ miles from Smithville Flats P. O.; 5 miles from railway station at Greene, on line of D., L. & W. R. R.; 1 mile from school; $1\frac{1}{4}$ miles from Presbyterian, Universalist, Methodist and Episcopal churches; $1\frac{1}{4}$ miles from butter factory; 5 miles from milk station. Nearest large village, Greene, population 1,300, 5 miles distant, reached by highway. Surface, rolling, nearly level, meadows smooth and easily cultivated. Soil, loam, fertile. Acres in meadow, 40; in natural pasture, 45; in timber, 5, hard wood; acres tillable, 40. Fruit, 50 apple trees, 3 pear trees, 4 plum trees, 2 cherry trees, black and red raspberries. Best adapted to hay, grain, potatoes, buckwheat and pasturage. Fences, mostly wire, in good condition. House, 2 stories, 15 rooms and cellar, in good condition. Barn, 34x50, in fair condition, basement for stock; cornhouse; pigpen. Watered, house, by good well; barn and fields, by spring. Pleasantly situated in fine farming section, convenient to town and railroad. Occupied by owner. Reason for selling, advanced age of owner. Price, \$2,500. Terms, \$1,400 cash. Address C. O. Gale, agent, Oxford, N. Y.

TOWN OF SMYRNA

Population 1,205

*No. 197—Farm of 77 acres, located $\frac{1}{2}$ mile from Upperville; 3 miles from railway station at Smyrna, on line of O. & W. R. R.; $\frac{1}{4}$ mile from school;

* Farm is in hands of agent or real estate man.

$\frac{1}{2}$ mile from Friends church; 2 miles from butter factory; 2 miles from cheese factory; 3 miles from milk station. Highways, good. Nearest village, Smyrna, population 250, $2\frac{1}{2}$ miles distant, reached by highway. Surface of farm, hilly. Altitude, 1,400 feet. Soil, volusia loam. Acres in meadow, 30; in natural pasture, 40; acres tillable, 50. Fruit, 25 large apple trees and a few plum trees. Best adapted to potatoes, corn, oats and grass. Fences, wire, with

locust posts, in good condition. House, $1\frac{1}{2}$ stories, good cellar, painted. Basement barn for 20 cows, painted and in good condition; other good buildings. Watered, house, by well; barns, by well; fields, by spring and brook. Maple sugar bush on farm. Spring can be piped by gravity to house. Occupied by owner. Reason for selling, illness of owner's wife. Price, \$4,000. Terms, part cash. Address F. B. Sprague, agent, Smyrna, N. Y.

CLINTON COUNTY

Population 48,230

TOWN OF AUSABLE

Population 2,045

No. 198—Farm of 135 acres, 1 mile from Arnold station; 2 miles from Clintonville P. O. Loamy soil, adapted to general farming. Fine scenery. Good trout fishing. Deer and other game. Watered by springs. Well fenced. 45 acres timber, balance meadow and pasture. Good orchard. 2-story frame house of 10 rooms, in fine repair. Large barn, stable and outbuildings, all in good condition. This farm would make a good poultry farm. Near a good market. Reason for selling, advanced age of owner. Price, \$3,000. Easy terms. Owner will rent with option to buy. Name and address of owner, John Patterson, Clintonville, N. Y.

No. 199—Farm of 265 acres, located 2 miles from Harkness P. O., R. D. 1; 2 miles from railroad station at Harkness, on line of D. & H. R. R.; $\frac{3}{4}$ mile from school; 2 miles from Methodist church; 3 miles from Catholic and other denominations; 2 miles from butter factory; 4 miles from cheese factory. Highways, good. Nearest city, Plattsburg, population 11,138, distant 14 miles, by rail or highway; 3 miles from Keeseville, population 2,500. Main farm, slightly rolling, one pasture hilly. Altitude, 600 feet. Soil, gravelly loam. 73 acres of meadow; 92 acres of natural pasture; 70 acres of timber, beech, birch, maple, pine, spruce and basswood; acres tillable, 103. Has 250 apple, 150 plum, cherries, grapes and pears enough for home use. Land is adapted to all kinds of grain, hay, potatoes and corn. Fences of stone, rail and wire, fairly good. 2-story house of brick, with wood addition, 13 rooms, in good condition; also tenant house; electric light line is being constructed. 15 outbuildings, mostly

with slate roofs, several buildings painted. House has well and spring water; barns the same; fields have springs, piped. Telephone connection, groceries delivered at door. Very healthful climate. Lake Champlain is 7 miles, Ausable River 2 miles distant, and the Adirondack Mountains in sight. Peru is a good shipping point, 4 miles distant. This is a good dairy and fruit farm. Occupied by owner. Reason for selling, ill health of owner. Price, \$12,000. Terms, cash or easy terms. Address owner, H. E. Baker, Harkness, Clinton Co., N. Y.

TOWN OF BEEKMANTOWN

Population 1,866

No. 200—Farm of 170 acres, 2 miles from Beekmantown station; 5 miles from Plattsburg, R. D. Farm known as Captain Mooney Homestead; cost \$16,500 twenty years ago. Soil, very productive, adapted to all crops. 2-story frame house, slate roof, 8 rooms, verandas on both sides of house; good cistern and cellar and all conveniences. Large barns and outbuildings, including silo, all in good condition. Watered by wells, springs and Lake Champlain. Hoghouse and hennery, two storehouses, good orchard, two tenant houses. This farm has lake front and is $\frac{1}{2}$ mile from school and near three churches. This would make an excellent dairy farm. Price, \$12,500. Terms easy. Name and address of owner, N. H. Mooney, Plattsburg, N. Y., R. D. 2.

No. 201—Farm of 139 acres, located 2 miles from West Chazy P. O., R. D. 3; 2 miles from railway station at Beekmantown, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from Methodist church; 2 miles from Catholic church; $\frac{1}{2}$ mile from butter factory

and milk station. Highways, good. Nearest city, Plattsburg, population 11,138, 6 miles distant, reached by rail and highway. Surface of farm, level. Soil, sandy loam and muck. Acres in meadow, 20; in natural pasture, 40; in timber, 15, second growth, hard wood and cedar; acres tillable, 80. Fruit, 480 apple trees, 100 Macintosh, 4 years old, and other choice varieties. Adapted to all crops grown in this climate. Fences, rail and wire, in good condition. House, 26x30, wood, newly painted and shingled, kitchen, brick, 16x20, woodshed, 20x26, in good condition. Barns all new and painted; hay barn, 40x20; cow barn, 40x26; horse barn, 26x30; tool shed, 30x16; barns have cement floors, swing stanchions for 26 head. House, barns and fields watered by wells; pump in house. 5 miles from Lake Champlain. A very nice home, house papered and painted inside this year; barns built and painted this year; everything in first-class condition. Occupied by owner. Reason for selling, poor health of owner. Price, \$5,000. Terms, part cash, balance at 6%. Address Philip M. O'Neill, West Chazy, N. Y., R. D. 3.

TOWN OF CHAZY

Population 2,973

No. 202—Farm of 340 acres, 4½ miles from railway station at Chazy, on line of D. & H. R. R.; schoolhouse on farm; R. D. 1; 4½ miles from churches; 12 miles from condensing plant. Highways, good. Nearest city, Plattsburg, population 11,138, 10 miles distant. Surface, level and rolling. Soil, clay loam with limestone. Acres in meadow, 200; natural pasture, 140; acres tillable, 200. Over 12 acres of orchard, set 26 years, in full bearing; maple orchard. Best adapted to corn and clover. Fences, rail and wire, in good condition. House, 40x32, brick, good condition; cooler and milkhouse attached; 2 tenant houses. Outbuildings: summer stable, capacity 50 cows; main winter stable, 175x30,

concrete; King system ventilator; 300-ton silo. Watered, house, by cistern and spring; barns and fields, by springs and windmill. 120 rods frontage on Lake Champlain. 3 fishing grounds. 4-acre point and site for a dock, with harbor included. Occupied by owner. Reasons for selling, advanced age of owner. House faces east. Price, \$75 per acre. Terms, ½ cash, balance can be arranged by mortgage. Owner will rent on shares, or with option to buy. Address Seth Gordon, Chazy, Clinton Co., N. Y.

TOWN OF CLINTON

Population 1,598

No. 203—Farm of 160 acres, located 2½ miles from Cherubusco P. O., R. D. 1; 2½ miles from railway station at Cherubusco, on line of Rutland and N. Y. C. R. R.; ½ mile from 2 schools; 2 miles from Catholic and Methodist churches; 1¼ miles from milk station. Highways, gravel, good. Nearest villages, Cherubusco, 2 miles distant, Chateaugay, 7½ miles distant. Surface, level. Soil, gray and black loam. Acres in meadow, 60; in natural pasture, 80; in timber, 20, spruce, black ash, etc.; acres tillable, 160. Fruit, about 50 apple trees, all kinds of wild cherries and berries. Best adapted to potatoes, barley, oats, hay, ensilage, cabbage and buckwheat. Fences, wire, in good condition. House, 26x28, additional kitchen, 14x16, woodshed, 16x18, in good condition. New granary, 16x18, 2 stories; 1 barn, 40x87, 20 years old; 1 shed, 69x20; cow stable, 30x40; horse barn, 18x30. Watered, house and barns, by wells; fields, by spring water, always within 3 feet of surface. 1 mile from Brandy Brook; 12 miles from Chateaugay Lake; 4 miles from Ellenburgh River, with 2 sawmills. Plenty of water and timber. Occupied by owner. Reason for selling, advanced age and ill health of owner. Price, \$6,000. Terms, to suit purchaser. Owner will rent. Address Joseph Cann, Cherubusco, Clinton Co., N. Y.

COLUMBIA COUNTY

Population 43,658

TOWN OF ANCRAM

Population 1,137

No. 204—Farm of 245 acres, located 2 miles from Mt. Riga P. O.; 1 mile from railway station at Halstead;

2 miles from railway station at Mt. Riga, on line of C. N. E. R. R.; 2½ miles from railway station at Boston Corners, on line of Harlem Division, N. Y. C. & H. R. R. R.; 1 mile from school and church; 2½ miles from milk

station. Highways, somewhat hilly but good. Nearest large village, Millerton, population about 858, about 6 miles distant, reached by rail and highway. Soil, clay loam. Acres in meadow, about 75; in natural pasture, 75 to 100; in timber, about 40, mostly second growth chestnut and oak, good size; acres tillable, 150. Fruit, apples and some small fruit. Best adapted to grass. Fences, stone wall and rail, wire, fair condition. House, 8 rooms, 22x28, good condition. Outbuildings: horse barn and wagon house, 30x20, hay-loft overhead; barn, 30x44, deep bay on one side of main floor, stables with 18 stanchions in basement; woodhouse, 12x13; hoghouse; all in fair condition. Watered by cistern and springs. Occupied by tenant. Reason for selling, owner living elsewhere. Price, \$4,000. Terms, \$1,000 cash, and mortgage for balance for 5 years at 5%. Owner will rent for cash. Address Calvin S. McChesney, Rooms 411-514, Cannon Place, Troy, N. Y.

TOWN OF AUSTERLITZ

Population 811

No. 205—Farm of 163 acres, situated $2\frac{1}{2}$ miles from Ghent and Chatham P. O.; $2\frac{1}{2}$ miles from railway station on Boston and Harlem Division of N. Y. C. R. R.; $2\frac{1}{2}$ miles from church; $1\frac{1}{2}$ miles from school and butter factory; $1\frac{1}{2}$ miles from Borden's condensing plant. Occupied by tenant. Rolling surface. Black loam soil. Fruit, apples, pears, peaches and plums. Best adapted to hay, grain, corn and potatoes. Fences, rail and wire. 2-story large frame house, in good condition. 2-story barn. Watered by well and springs. Reason for selling, death of owner. Price, \$6,800. Terms, $\frac{1}{2}$ down, balance on bond and mortgage at 5%. Address Mrs. Anna B. Stupplebeen, 17 Union Park Avenue, Jamaica, L. I.

No. 206—Farm of 165 acres, located 4 miles from Ghent P. O., R. D. 2; 4 miles from railway station at Ghent, on line of B. & A. and Harlem R. R.; $1\frac{1}{2}$ miles from school; 3 miles from churches and cheese factory; 5 miles from milk condensing plant. Highways, hilly. Nearest large village, Chatham, population about 2,500, 6 miles distant,

reached by rail and highway. Surface of farm, level and rolling. Altitude, about 800 feet. Soil, clay subsoil. Acres in meadow, 75; in natural pasture, 60; in timber, 20, chestnut, oak, etc.; acres tillable, 125. Fruit, apples, pears and plums. Best adapted to grass, grain, potatoes, fruit and dairying. Fences, wire and stone, fair condition. House, 25x40, with ell, 18x25, 16 rooms, good condition. Outbuildings: main barn, 40x65; wagonhouse, 26x32; hogpen; woodhouse, 16x22; henhouse, 12x18; shop. Watered by wells and streams. Occupied by owner. Reason for selling, poor health of owner. Price, \$5,000. Terms, $\frac{1}{2}$ cash, mortgage on balance for 5 years at 5%. Address John Freehan, Ghent, N. Y.

*No. 207—Farm of 222 acres, located $\frac{1}{4}$ mile from Austerlitz P. O.; 8 miles from railway station at Chatham, on line of B. & A. R. R.; $\frac{1}{4}$ mile from school and churches. Milk and cream gathered at door. Highways, State road and good gravel road. Nearest village, Chatham, population 2,251, 8 miles distant, reached by highway. Surface of farm, rolling. Altitude, 800 feet. Soil, loam. Acres in meadow, 20; in natural pasture, 60; in timber, 30, chestnut; acres tillable, 112. A few scattering apple trees. Best adapted to grass. Fences, wire, in poor condition. House, 40x20, good condition. Watered by springs and small brook. A good stock farm. Not occupied. Reason for selling, to close estate. Price, \$1,750. Terms, \$1,000 cash. Address S. N. Loomis, Chatham, N. Y.

TOWN OF CANAAN

Population 1,167

No. 208—Farm of 180 acres, located 1 mile from E, Chatham P. O. and railway station, on line of B. & A. R. R.; 1 mile from school and churches, butter and cheese factory; 2 miles from milk station and condensing plant. Nearest city, Pittsfield, Mass., 16 miles distant; Albany, N. Y., 20 miles distant, reached by highway and rail. Surface, rolling and level. Soil, loam. Acres in natural pasture, 30; in timber, 60; acres tillable, 90. Plenty of apples, pears and plums. 38 peach trees. Adapted to all climatic crops.

* Farm is in hands of agent or real estate man.

Fences, wire, stone, rail and board, fair condition. 10-room house, in fair condition. Watered, house, by well; barn, by well; fields, by streams and springs. Occupied by tenant. Rented to April 1, 1911. Reason for selling, owner in other business. Price, \$4,000. Terms easy. Address Mrs. Clara M. Wilcox, 410 West Street, Pittsfield, Mass.

No. 209—Farm of 100 acres, located $1\frac{1}{2}$ miles from Canaan P. O., R. D. 1, and railway station at Canaan, on line of B. & A. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from church; 3 miles from cheese factory. Highways, good. Nearest large village, Chatham, population 2,251, 8 miles distant, reached by railway and highway. Surface, hilly and rolling. Soil, slaty loam. Acres in meadow, 35; in natural pasture, 50; in timber, 15, pine, chestnut and oak; acres tillable, 50. About 65 fruit trees. Best adapted to corn, rye and oats. Fences, in poor condition. House, large enough for 2 families. Barn, 30x40, in fair condition. Watered by well and spring. 3 miles from Queechy Lake. Not occupied. Will rent with option to buy. Price, \$2,000. Address Michael Mooney, East Chatham, N. Y.

No. 210—Farm of 260 acres, Canaan Four Corners, Richmond station 2 miles distant. 2 farms. Loamy soil, suitable for grain and stock raising. Has 30 acres timber, balance meadow and pasture. Each farm has good house and barns, in good repair. Both well watered by springs and wells. Wire fences, good. This farm is situated 1,350 feet above sea level. There is not a finer, more healthful location. Fine view of the Berkshire Valley right into the city of Pittsfield. Fruit, apples, pears, plums and cherries. Good place to raise stock. It is in good state of cultivation. Fine roads. R. D. to the house once a day. Price, \$3,500 for one; \$3,000 for other. Terms easy. Address Jeremiah Callahan, Canaan Four Corners, N. Y.

TOWN OF CHATHAM

Population 3,396

No. 211—Foundry property, situated in the village of Old Chatham, $\frac{1}{4}$ acre of land, 500 feet from railroad station,

on Rutland Railway. Buildings are 65x80 feet, divided into a large moulding room, stock room, flask room, machine shop, wood shop and boiler room. Equipped with 14-horsepower engine and boiler, blower, pulleys, shaftings, new belts, emery wheels and casting cleaner, together with a large assortment of flasks, moulding sand; everything ready to start at a moment's notice. This plant is peculiarly adapted for a light manufacturing business, either as a foundry or other manufacturing enterprise. The buildings were thoroughly repaired and rebuilt last year and are practically all new. The last articles manufactured were chilled sleigh shoes. Reason for selling, to close an estate. Price, \$1,000, including equipment, site, building and small stock of old iron. Would make good location for a shirt factory or barrel factory. Terms cash. Owner will rent. Address C. A. Hulbert, administrator, Old Chatham, N. Y.

No. 212—Farm of 51 acres, located $2\frac{1}{2}$ miles from Rayville P. O.; $2\frac{1}{2}$ miles from railway station at Rayville; $2\frac{1}{2}$ miles from school, churches of all denominations and from milk station. Highways, good. Nearest village, Chatham, population 2,251, 5 miles distant, reached by rail. Surface of farm, rolling. Slate soil. Acres in meadow, 35; in natural pasture, 10; in timber, 6; acres tillable, 45. Fruit, 75 apple, 10 pear, 30 plum, 24 peach, 25 cherry, 3 quince trees, also small fruits. Best adapted to fruit and grain. Fences in fair condition. House, 18x26; ell, 10x26; $1\frac{1}{2}$ stories, 9 rooms, piazza; tenant house, 7 rooms, all in good condition. Barn, 24x36; wagon house, 16x16; barn, 12x10; henhouse, 10x14; smokehouse; all in good condition. Watered, house, by cistern and well; barns, by springs; fields, by springs and stream. Occupied by owner. Reason for selling, owner desires to purchase a larger farm. Price, \$1,200. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Herbert Eggleston, agent, Millerton, N. Y.

*No. 213—Farm of 115 acres, located 1 mile from Chatham P. O.; 1 mile from railway station at Chatham, on line of B. & A. R. R.; 1 mile from school and 2 churches; $1\frac{1}{2}$ miles from

* Farm is in hands of agent or real estate man.

milk station. Highways, good. . Nearest large village, Chatham, population 2,251, 1 mile distant, reached by highway. Altitude, 600 feet. Surface of farm, rolling. Soil, deep loam. Acres in meadow, 40; in natural pasture, 10; in timber, 5, pine and hemlock; all tillable, except woodland. Best adapted to corn, oats and hay. Fences, in fair condition. House, 10 rooms, in good condition. Barn, 40x65, nearly new. Water piped to house; barns watered by brook; fields, by springs. Near the Berkshires. Occupied by owner. Reason for selling, owner wishes smaller place. Price, \$6,000. Terms, $\frac{1}{2}$ cash. Address S. N. Loomis, agent, Chatham, N. Y.

TOWN OF CLAVERACK

Population 4,114

No. 214—Farm of 200 acres, $1\frac{1}{2}$ miles from Claverack, R. D. 100 acres meadow; 90 pasture; 10 timber. Soil adapted to grain, fruit and dairying. Watered by springs and running water. Water to house and barn by artesian well, 150 feet deep. Well fenced. Large house and barns, in good repair. Telephone connections and house heated by furnace; fireplace in all the rooms on first floor. Price, \$9,000. Terms, $\frac{1}{2}$ cash, balance on time. Address George H. Finch, Claverack, N. Y., R. D.

No. 215—Farm of 132 acres, located 2 miles from Mellenville or Claverack P. O., R. D. 1; $\frac{1}{2}$ mile from railway station at Maple Grove, on line of B. & A. R. R.; 2 miles from school, churches and milk station. Highways, good. Nearest city, Hudson, population about 12,000, 6 miles distant, reached by rail and highway. Surface, rolling. Soil, sandy loam. Acres in meadow, 100; in natural pasture, 12; in timber, 20, ash, pine, white oak and black oak; acres tillable, 100. Fruit, apples and pears. Best adapted to grain. Fences, rail and wire, good. Large house, fair condition. Large barn, large wagon-house, large toolhouse, hoghouse, ice-house, small shop, large woodhouse. Watered by well, spring and creek. Occupied by tenant. Reason for selling, to close an estate. A good trout stream runs through farm; there is also a private fish pond of nearly 2 acres, fed by 3 springs. Price, \$5,500. Terms, cash. Address Guy Shook, 405 Elk Street, Albany, N. Y.

TOWN OF CLERMONT

Population 800

No. 216—Farm of 5 acres, located 5 miles from Germantown P. O., R. D. 1; 5 miles from railway station at Germantown, on line of N. Y. C. R. R.; $\frac{1}{8}$ mile from school; 2 miles from church; .4 miles from butter factory; 5 miles from milk station. Nature of highways, good. Nearest city, Hudson, population 12,000, 11 miles distant, reached by highway. Surface, level. Soil, gravelly loam. Acres in meadow, 5. About 30 to 40 fruit trees. Fences, wire, in good condition. House in good condition. No barn, but other outbuildings. Watered by well and spring. This place is best adapted to small fruit, fruit and vegetables; also well adapted to poultry raising. It is near an electric light and power plant that is being developed at large cost. Occupied by tenant. Price, \$1,500. Terms, \$700 cash, balance on time. Owner will rent for \$120 per year, payable in advance. Address H. S. Williams, Clermont, N. Y.

No. 217—Farm of about 20 acres, located $1\frac{1}{4}$ miles from Clermont P. O.; 6 miles from railway station at Tivoli, on line of New York Central R. R.; $4\frac{1}{2}$ miles from C. N. E. R. R. station; $1\frac{1}{4}$ miles from school; 3 miles from churches; 6 miles from butter factory; $4\frac{1}{2}$ miles from milk station. Nature of highways, good. Nearest city, Hudson, population about 12,000, 13 miles distant, reached by highway. Soil, limestone. Acres in meadow, 10; in natural pasture, 3; acres tillable, 18. About 375 fruit trees. Adapted to all climatic crops; would make a good poultry, fruit or dairy farm. House in fair condition. Good-sized barn and other outbuildings, in fair condition. Watered by well. 6 miles from Hudson River and boat lines. Occupied by tenant. Reason for selling, owner bought place to improve and sell. Price, \$2,200. Terms, $\frac{1}{2}$ cash, balance on mortgage. Owner will rent for \$250, in advance, with option to buy at a small advance on above price. Address H. S. Williams, Clermont, N. Y.

No. 218—Farm of 80 acres, located $1\frac{3}{4}$ miles from Elizaville P. O.; $1\frac{1}{2}$ miles from railway station at Elizaville, on line of C. N. E. R. R.; 6 miles from N. Y. C. R. R., and 6 miles from the

Hudson River boat lines at Tivoli; 1 mile from school; $1\frac{3}{4}$ miles from church; 1 mile from butter factory; $1\frac{1}{2}$ miles from milk station. Highways, hilly. Nearest city, Hudson, population about 12,000, 14 miles distant, reached by highway. Surface, part level and some hilly. Soil, sandy loam. Acres in meadow, 30; in natural pasture, 10; in timber, 5; acres tillable, 70. Over 100 fruit trees. Best adapted to hay, oats, fruit, apples, pears, cherries and small fruit; would make a good poultry or dairy farm. Fences, wire and rail, in fair condition. Good-sized house, in good condition. Large barn, in good condition. Watered by well. Location is high and healthful. Occupied by tenant. Price, \$3,500. Terms, \$1,500 cash, balance on time. Address H. S. Williams, Clermont, N. Y.

No. 219—Farm of 240 acres, located $\frac{1}{2}$ mile from Clermont P. O., R. D. 2; 4 miles from railway station at Elizaville, on line of N. E. C. R. R.; $\frac{1}{2}$ mile from school; 2 miles from Lutheran church; 4 miles from Methodist church; 5 miles from butter factory; 4 miles from milk station. Highways, good, part State road. Nearest city, Hudson, population 12,000, 12 miles distant, reached by state road or road and rail. Surface, level, except 5 acres of wooded hill. Altitude, about 200 feet. Soil, gravel and alluvial, without stone or rocks. Acres in meadow, 100; in timber, 15, locust, oak and hickory; acres tillable, 220. Fruit, 575 apple trees, grapes, pears and plums for family use. Best adapted to grain, stock and general farming, fruit growing and dairying. Fences, wire and wood, in good condition. House, brick, 45x21, with frame addition, 30x30. All necessary outbuildings, including tenant house, large barns, carriage house, stables, ice-house, all in good condition. Watered, house, by well nearby; barns, by pump and stream; fields, by stream and creek. 3 miles from Twin Ponds, 6 miles from Hudson River, 15 miles from Catskill Mountains, situated on Roeloff Jansen's Creek. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$14,000. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Owner will rent on shares. Address Harold Wilson, Clermont, Columbia Co., N. Y.

TOWN OF COPAKE

Population 1,283

No. 220—Farm of 200 acres, located 2 miles from Hillsdale P. O.; 2 miles from railway station at Hillsdale, on N. Y. C. R. R.; 2 miles from school; 2 miles from churches; 2 miles from butter factory and milk station. Nearest large village, Great Barrington, Mass., population 5,000. Highways, good, some hilly. Surface, rolling. Nature of soil, loam. Acres in meadow, 50; in natural pasture, 50; 100 acres of chestnut, oak and hickory timber; acres tillable, 100. Fruit, apples and cherries. Best adapted to rye, oats, corn and potatoes. Fences, rail, in good condition. House, 30x28, and addition. Outbuildings, good; barn, 30x40; horse stable; granary. Watered by well, stream and springs. This property is 3 miles from Copake Lake. Reason for selling, owner has other business. Price, \$2,500. Terms, easy. Address W. A. Mallery, Hillsdale, N. Y.

*No. 221—Farm of 186 acres, located 3 miles from Hillsdale P. O., R. D.; 3 miles from railway station at Hillsdale and Copake Iron Works, on line of Harlem Division of N. Y. C. R. R.; 1 mile from school; 3 miles from churches and milk station. Highways, good. Nearest city, Hudson, population 12,000, 20 miles distant, reached by rail and highway. Surface, rolling, some hill land. Soil, limestone. Acres in meadow, 50; in natural pasture, 30; in timber, 20, chestnut and oak; acres tillable, 136. Fruit, about 3 acres of apples, also pears, cherries and grapes. Best adapted to general farming or dairying. Fences, rail, wire and stone. House, large, 12 rooms, piazza on 3 sides of house, good condition. Outbuildings: main barn, 90x30, in need of repairs; small barn; corn-crib and granary, in good condition. Watered by well, spring and brook. Occupied by owner. Reason for selling, ill health of owner. Price, \$6,000. Terms, \$3,000 down, balance on mortgage. Address M. L. Jenks, Millerton, N. Y.

TOWN OF GALLATIN

Population 720

No. 222—Farm of 150 acres, $2\frac{1}{2}$ miles from Jackson Corners P. O., R. D.; $2\frac{1}{2}$ miles from Mt. Ross railway station, on line of C. N. E. R. R. Good roads. Soil,

* Farm is in hands of agent or real estate man.

slate and loam. Acres in meadow, 50; acres tillable, 140; in timber, about 12, mostly oak and chestnut. Fruit, 200 trees, plums, peaches, apples and pears. Best adapted to corn, oats, rye, hay and potatoes. Fences, in fair condition. House, 42x30, in good condition. Barn, 54x50, in good condition. Watered, house, by well; barn, by stream and spring. Nearly all the meadow is tillable; about 8 acres not so good, but has been plowed and can be again. Reason for selling, owner does not need farm. Price, \$2,500. Terms, \$800 cash, balance on bond and mortgage at 5%. Name and address of owner, Peter J. Near, Jackson Corners, N. Y.

*No. 223—Farm of 150 acres, located 2 miles from Ancram P. O. and railway station, on line of C. N. E. R. R.; 2 miles from school and church. Highways, good. Surface, part level and part rolling. Soil, loam and slate. Acres in meadow, 120; timber, 30, oak, chestnut, some large; acres tillable, 120. Fruit of all kinds except peaches, grapes and berries. Best adapted to hay, oats and rye. Fences, rail and wire, fair condition. House, 1½ stories, 7 rooms, in good repair. Outbuildings: 2 barns; horse barn, cow stable, room for 24 cows and 4 horses, storage for 100 tons of hay. Watered by well, springs and stream. Occupied by tenant. Price, \$2,500. Terms easy. Address Herbert Eggleston, Millerton, N. Y.

*No. 224—Farm of 285 acres, 1 mile from Jackson Corners P. O., R. D.; on line of C. N. E. R. R.; 1 mile from station, school and Methodist church. Highways, good. 5 miles from milk station. Nearest large village, Pine Plains, 5 miles distant, reached by rail and highway. Occupied by owner. Surface of farm, rolling. Soil, sandy loam. Acres in meadow, 120; in natural pasture, 100; in timber, 35, oak, chestnut, hemlock, hickory and maple; acres tillable, 225. Fruit, 100 apple trees, 10 pear trees, 50 plum trees, 50 peach trees. Best adapted to corn, rye, oats and hay. Fences, stone wall, stakes and rail. House, 40x50, in good condition. Main barn, 50x40, additions, 50x18 and 50x30, in fair condition. Watered, house and barn, by running water; fields, by springs and streams. Reason for selling, owner unable to work farm. Price,

\$10,500. Terms, \$6,000 cash, balance on mortgage. Address John O. Fulton, agent, Red Hook, N. Y.

TOWN OF GHENT

Population 2,819

No. 225—Farm of 175 acres, located 2 miles from Mellenville P. O.; ¼ mile from railway station at Pulver Station, on line of Hudson & Chatham branch of B. & A. R. R.; ⅔ mile from school; 3 miles from churches; 2 miles from Borden's milk station. Nearest large village, Philmont, population 2,000. Highways, good. Surface, mostly level, some rolling. Soil, black and gravelly loam. All of the land tillable. Fruit enough for family use. Best adapted to rye, oats, hay, corn and potatoes. Fences, woven wire, board and wall. Extra fine house, 12 large rooms, 2 large halls, colonial style. Outbuildings: large silo and hill barn, cow stable, sheep stable, hoghouse, cornhouse, carriage and woodhouse, in fair condition. Watered by well and stream. This property is about 8 miles from the Hudson River. This is a high-class farm, not abandoned. Reason for selling, owner has other business. Owner will rent with option to buy. For price and terms, address Elbert Miller, 314 W. 112th Street, New York City.

*No. 226—Farm of 167½ acres, located ⅔ mile from Ghent P. O.; ⅔ mile from railway station at Ghent, on line of Harlem R. R.; ⅔ mile from school, churches of all denominations and milk station. Highways, good. Nearest village, Philmont, 6 miles distant, reached by rail and highway. Surface of farm, rolling. Acres in timber, 35; acres tillable, 132½. There is an abundance of apples, pears, plums and peaches. Best adapted to fruit, grain and vegetables. Fences, in fair condition. House, 22x42, ells, 16x26 and 16x24, 2 stories, 13 rooms, piazza, in first-class condition. Barn, 38x45; wagonhouse, and horse barn, 26x48, 5 horse stalls; hogpen, 20x20; cornhouse; henhouse; all in good condition. Watered, house, by well; barns, by stream and spring; fields, by streams and springs. Occupied by owner. Reason for selling, advanced age of owner. Price, \$5,500. Terms, \$3,000 cash, balance may remain on mortgage. Address Herbert Eggleston, agent, Millerton, N. Y.

* Farm is in hands of agent or real estate man.

No. 227—Farm of 216 acres, located 2 miles from Ghent P. O.; 2 miles from Ghent or Chatham, on line of N. Y. C., B. & A., H. & C. and Rutland R. R.; 1 mile from school; 2 miles from churches; 3 miles from Borden's milk station. Nearest large village, Chatham, population 2,251; also 12 miles from city of Hudson, population 13,000. Highways, good. Surface, some level, some rolling and some hilly. Soil, black and gravelly loam. Acres tillable, 200; balance, mostly wooded, some good oak and pine timber. Fruit, about 350 fruit trees of all kinds. Best adapted to rye, oats and corn, hay and potatoes. Fences, mostly woven wire, some board and stone wall, in good condition. House, 19 rooms, 3 halls, separate apartments for owner and farmer, in excellent condition. Outbuildings: main barn, side hill, 58x40; carriage house and horse stable, 72x24; cow stable, 60x22; sheep stable, 28x24; hen and toolhouse, 23x14; cornhouse and workshop, 24x22; garage, 20x17; hoghouse, 20x15; icehouse, 15x15; smokehouse, 11x9; woodhouse, 22x14; all in fine condition. Watered by running water in barns, 2 wells and 2 streams. This property is 4 miles from the Hudson River and 7½ miles from Kinderhook Lake. This is not an abandoned farm. Reason for selling, owner engaged in other business. For price and terms, address Elbert Miller, 314 W. 112th Street, New York City.

No. 228—Farm of 212 acres, located 1½ miles from Ghent P. O., R. D. 2; 1½ miles from railway station at Ghent, on line of Harlem R. R. and Hudson branch of B. & A. R. R.; ¾ mile from school; 1½ miles from Protestant churches; 3 miles from butter factory and milk station. Roads, good and a little hilly. Nearest village, Chatham, population 2,251, 4 miles distant, by rail and good highway. Surface, part hilly and part level. Soil, gravelly loam and slate. 65 acres of meadow; 50 acres of natural pasture; 15 acres of timber, mostly second growth, including 5 acres of pine; acres tillable, 150. About 100 bearing apple trees, and several plum, peach and pear trees. All kinds of crops seem to do fairly well. Fences, mostly wire, some stone wall. There are two complete sets of buildings, near enough for convenience. The 2

houses are 1½ stories, in fair condition. One 2-story barn, and plenty of other barns and buildings for convenience and comfort, all in fair condition, mostly newly roofed. House has water piped from spring; barns, piped from running stream; fields have several springs. The Catskill Mountains are in full view from the piazza, and any part of farm, about 10 miles distant; the Hudson River about same distance. This farm is one of the best watered in this section; water from never-failing spring is piped to the house and barn. Telephone in house, and R. D. passes door. The farm is practically divided by the Harlem R. R. One set of buildings each side. It is particularly adapted to stock, especially sheep. Occupied by owner, and has been for 32 years. Reason for selling, owner's desire to retire. Price, \$8,500. Terms, ½ cash, balance mortgage, 5%, term of years. Address Delmer Kisselburgh, Ghent, N. Y.

TOWN OF HILLSDALE

Population 1,504

*No. 229—Farm of 225 acres, located 1½ miles from P. O. and station of Hillsdale, on the line of the Harlem R. R.; 1½ miles from school; 1½ miles from churches, Methodist and Presbyterian; 1½ miles from milk station. Has State road within ½ mile of farm. Nearest village, Hillsdale, population 800, 1½ miles distant, reached by highway. Surface, rolling. Altitude, between 900 and 1,000 feet. Soil, slate-stone loam. 150 acres in meadow; 50 acres in natural pasture; 25 acres in timber of chestnut and oak; 175 acres tillable. Fruit consists of 20 pear trees, 30 apple trees, cherries, plums, grapes, etc. Land best adapted to hay and grain crops. Fences, stone wall, wire and rail, in fair condition. House, 2 stories, 6 rooms, in fair condition. Barn with basement, room for 25 head of stock, wagons, hay, grain, etc. House has well water; barns, spring water; and fields have springs. Copake Lake is 4 miles distant. Farm is occupied by tenant, but possession can be given April 1, 1912. Reason for selling, owner wishes to retire. Price, \$4,500. Terms, \$700 cash, mortgage of \$3,800 may remain 10 years at 5%. Address Eggleston & Buckley, Millerton, N. Y.

* Farm is in hands of agent or real estate man.

*No. 230—Farm of 167½ acres, located 3½ miles from Hillsdale P. O. and 3½ miles from station of Philmont, on the line of the Harlem R. R.; ¼ mile from school; ½ mile from Methodist church; 1 mile from German Lutheran church; ½ mile from milk station. Highways, good. Surface, rolling. Nearest town, Philmont, population 1,813, distant 3½ miles by highway. Altitude, about 800 feet. Soil, slate and loam. 125 acres of meadow; 11 acres of natural pasture; 30 acres of timber, chestnut and oak; acres tillable, 136½. Fruit consists of 50 apple, 12 cherry, 35 plum, 5 peach and 21 pear trees. Land is adapted to hay and grain. Fences, stone wall and wire, in good condition. Main house, 20x40, addition, 18x35 and 12x20, 2 stories, 14 rooms. Main barn, 40x60; horse barn, 26x40; hoghouse; cornhouse. House watered from spring; barns, by stream; fields, by stream and springs. Occupied by owner. Reason for selling, owner desires to purchase place in village. Price, \$4,000. Terms easy. Address Eggleston & Buckley, Millerton, N. Y.

*No. 231—Farm of 111 acres, 2 miles from Craryville P. O. and station, on line of Harlem R. R.; ½ mile from school; 2 miles from Methodist and Baptist churches; 2½ miles from milk station. Highways, good. Nearest village, Philmont, population 1,813, distant 5 miles, by highway and rail. Surface, level. Soil, black loam. Altitude, about 500 feet. 100 acres of meadow; 11 acres of timber; 100 acres tillable. Fruit consists of 100 apple, pear, cherry and plum trees, and berries. Land best adapted to raising of fruit and vegetables. Fences, wire and rail, in good condition. Large house, with addition, 22x14, containing 12 rooms, all in good condition. Barn with basement containing stable room for 20 head of stock; wagonhouse and poultryhouse. House is watered by spring; barn by spring; fields by springs. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$4,500. Terms, \$1,500 cash. Address Eggleston & Buckley, Millerton, N. Y.

No. 232—Farm of 140 acres, 5 miles from Hillsdale P. O. and railway station on Harlem Division of N. Y. C. R. R.; ½ mile from school; 2½ miles from

churches; 2½ miles from cheese factory and milk station; R. D. and telephone connections. Highways, good and level. Nearest city, Hudson, population about 12,000, distant 16 miles, reached by rail and highway. Occupied by owner. Surface of farm, rolling. Soil, slate loam. Acres in meadow, 30 to 40; timber, 35, oak and chestnut; acres tillable, 100. Fruit, apples, pears and peaches, fine variety. Adapted to hay, potatoes and all kinds of grain. Fences, rail and wall. House, 48x30, in good condition. Outbuildings, all in good condition. 1,000 feet above sea level; the best of air and finest spring water. An ideal summer residence. Price, \$3,000. Terms, easy. Address Judson Wiley, Hillsdale, N. Y.

No. 233—Farm of 42 acres, located 2½ miles from Hillsdale P. O.; 2½ miles from railway station, on line of N. Y. C. R. R. at Hillsdale; 5 miles from cheese factory; 2½ miles from condensing plant. Highways, good. Soil, limestone. Good orchard. Best adapted to corn, oats, rye and potatoes. Good-sized house. Good-sized barn. Reason for selling, advanced age of owner. Price, \$2,000. Terms, ½ down. Owner will rent. Address James Ward, Hillsdale, N. Y.

No. 234—Farm of 4 acres, located 1 mile from Hillsdale P. O.; 1 mile from railway station at Hillsdale, on line of N. Y. C. R. R.; ½ mile from school; ¾ mile from churches. Highways, good. Nearest large village, Hillsdale, population 400. Surface, level. Acres tillable, 2. Fruit, 50 apple trees, pears and plums. House of 12 rooms, in excellent condition. Watered by well and stream. This property is located 1 mile from Berkshire Hills, and 4 miles from Prospect Lake. Occupied by tenant. It is located on main State road from Hudson to Great Barrington, Mass., near a nice stream of water. Standing high and dry, its location cannot be excelled. Reason for selling, owner has too much property. Price, \$2,500. Terms, cash. Owner will rent. Address William A. Mallery, Hillsdale, N. Y.

No. 235—Farm of 10 acres, located 1½ miles from Hillsdale P. O.; 1½ miles from railway station; ½ mile

* Farm is in hands of agent or real estate man.

from school; 1 mile from churches; 1½ miles from butter and cheese factory. Nearest large village, Great Barrington, Mass., population 5,000. Highways, good. On State road leading from Great Barrington, Mass., to Hudson, N. Y. Surface, rolling. Soil, loam. Acres in meadow, all; acres tillable, all. Fruit, 60 pear trees, apples and cherries. Adapted to all general crops. Fences, wall and rail. House, 18x24, 1½-story, in good condition. Outbuildings, in good condition; barn, 20x30; shed, 24x14. Watered by well, spring and stream. This property is 3 miles from Prospect Lake. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,000. Terms, ½ down, balance on mortgage. Address W. A. Mallery, Hillsdale, N. Y.

No. 236—Farm of 178 acres, located 1½ miles from Hillsdale P. O.; 1½ miles from railway station, on line of N. Y. C. R. R.; 1½ miles from school; 1½ miles from churches; 1½ miles from butter factory and milk station. Highways, good. Nearest large village, Great Barrington, Mass., population 5,000. Surface, rolling. Soil, loam and limestone. Acres tillable, 158; 20 acres of chestnut, pine and oak timber. Fruit, 100 apple trees, pears and plums. Best adapted to rye, corn, oats, potatoes, hay. Fences, wall, rail and some wire, in good condition. House, 40x45, in excellent condition. Outbuildings: 2 barns, one 86x40 and other 24x40; large wagonhouse and sheds; tenant house, 24x40. Watered by wells, springs and streams. Occupied by tenant. Reason for selling, owner has other business. Price, \$10,000. Terms, easy. Address W. A. Mallery, Jr., Hillsdale, N. Y.

No. 237—Farm of 4 acres, located 1 mile from Hillsdale P. O.; 1 mile from railway station; 1 mile from churches; 1 mile from butter factory and milk station. Highways, good; on State road leading from Great Barrington, Mass., to Hudson, N. Y. Nearest large village, Great Barrington, Mass., population 5,000. Surface, level. Good limestone soil. Acres in meadow, all; acres tillable, all. Fruit, about 20 apple trees. Best adapted to hay and garden truck. Fences, good.

House, 40x24, 2½ stories, in excellent condition. Outbuildings, good. Watered by wells, spring and streams. This property is 6 miles from Copake Lake and 4 miles from Prospect Lake. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,500. Terms, easy. Address W. A. Mallery, Hillsdale, N. Y.

*No. 238—Farm of 116 acres, located 1½ miles from Hillsdale P. O.; 1½ miles from railway station at Hillsdale, on line of Harlem R. R.; 1 mile from school; 1½ miles from churches of all denominations and milk station. Highways, good. Nearest village, Philmont, 10 miles distant, reached by rail and highway. Surface of farm, rolling. Altitude, 1,200 feet. Soil, gravelly loam. Acres in meadow, 65; in natural pasture, 25; in timber, 26; acres tillable, 65. Fruit, apples, pears, peaches, plums, cherries, and small fruits. Best adapted to fruit and grain. House, 1½ stories, 5 rooms, in good condition. Cow barn, horse stable, room for hay, grain, etc., in good condition. Watered, house, by well; barns, by springs; fields, by springs and streams. Near the Berkshire Hills. Occupied by tenant. Reason for selling, owner lives in New York. Price, \$2,500. Terms, ½ cash. Address Herbert Eggleston, agent, Millerton, N. Y.

No. 239—Farm of 140 acres, located 4 miles from Hillsdale P. O., R. D. 1; 4 miles from railway station at Hillsdale, on line of Harlem R. R.; 1/16 mile from school; 1/16 mile from Methodist Church; ½ mile from butter factory; 4 miles from milk station. State road. Nearest village, Chatham, population 2,251, 10 miles distant, reached by rail or highway. Surface of farm, rolling. Soil, lime. Acres in meadow, 60; in natural pasture, 70; in timber, 10, white pine and hemlock; acres tillable, 125. Fruit, apples. Best adapted to grass, corn, oats and rye. Fences, wire, with some stone wall. House, 2 stories, 35x22, with wing, in fine condition. Barn, 62x30; wagonhouse, 40x28; hay barn, 25x20; grain building, 20x18; hoghouse, 25x18; icehouse. Watered, house by well and cistern; barns, by well with wind mill; fields, by creek. 5 miles from Prospect Lake,

* Farm is in hands of agent or real estate man.

Mass. Pleasant place for a residence. Reason for selling, to close estate. Price, \$8,000. Address Austin Morey estate, Hillsdale, Columbia County, N. Y.

*No. 240—Farm of 176 acres, located 3 miles from Hillsdale P. O.; 3 miles from railway station at Hillsdale, on line of Harlem R. R.; 1 mile from school; 3 miles from churches of all denominations and milk station. Highways, good. Nearest village, Craryville, population, 400. Surface of farm, rolling. Altitude, 900 feet. Soil, loam and slate. Acres in timber, 50; acres tillable, 126. Fruit, 100 apple, 18 pear, 12 peach, 5 cherry, 7 plum trees, also small fruits. Best adapted to fruit, grain and vegetables. Fences, in good condition. House, 9 rooms and attic, in good condition. Barn, 45x48; horse barn, 30x40; sheep shed; carriagehouse; machine-house; woodhouse; workshop; henhouse; hoghouse; all in good condition. Watered, house by well; barns, by spring; fields, by spring and stream. Near Berkshire Hills. Occupied by owner. Price, \$4,450. Terms, \$1,000 cash, balance on mortgage. Address Herbert Eggleston, agent, Millerton, N. Y.

TOWN OF KINDERHOOK

Population 2,947

*No. 241—Farm of 63 acres, located 2 miles from Kinderhook P. O., R. D.; 1½ miles from railway station at Kinderhook, on line of A. S. R. R.; 1 mile from Valatie, on line of B. & A. R. R.; 4 miles from Niverville, on line of B. & A. R. R. Highways, level and good. Nearest villages, Kinderhook, 2 miles, and Valatie, 2 miles, reached by highway. Surface of farm, gently sloping. Soil, sandy loam. Acres in natural pasture, 5; in timber, 2; acres tillable, 50. A few fine old apple trees long neglected. Best adapted to truck farming, poultry, all small fruit, and excellent for an apple orchard. Good for corn, potatoes and grain. Very desirable for man who wants to put out apple orchard and occupy a few years later. House, 24x40, 1½-story, attractive in appearance and situation. Watered, house by cistern and nearby springs; permanent brook ½ length of farm. 4 miles from Hudson River, with

fine view of distant Catskills. Barn, 38x52, good condition. Both house and barn well painted and in good repair. Not occupied. Present owner intends to operate farm in first-class manner until sold. Nearly the whole farm has been treated by the plowing under of green crops to enrich the land and seeded to winter crops. This farm is in the very best neighborhood in Kinderhook, just off the main road. Reason for selling, owner has another farm. Price, \$5,000, until April 1, 1912. Terms, \$2,000, may remain on a 4-year mortgage, 5%. Address Rural Life Co., Kinderhook, N. Y.

*No. 242—Farm of 220 acres, located 1½ miles from Chatham P. O. and railway station, on line of B. & A. R. R.; 1 mile from school; 1½ miles from churches and milk station. Highways, good, level. Nearest village, Chatham, population 2,251, reached by highway. Surface of farm, level. Altitude, 500 feet. Soil, sandy loam. Acres in meadow, 160; in natural pasture, 50; in timber, 10, oak; entire farm tillable. 150 fruit trees. Best adapted to hay and grain. Wire fences, in extra good condition. Brick house, in fine condition, 12 rooms. Horse barn, for 20 horses; hay barn. Watered by running water, gravity system. 4 miles from Kinderhook Lake. Farm is one of the best in Columbia County. ¼-mile race track on farm. Occupied by owner. Reason for selling, to settle estate. Price \$17,500. Terms, ½ cash. Address S. N. Loomis, Chatham, N. Y.

No. 243—Farm of 125 acres, located 1½ miles from Kinderhook P. O.; 1½ miles from railway station at Kinderhook, on line of A. & S. R. R.; 1½ miles from school, Reformed church and 3 churches of other denominations; 3 miles from butter factory; 4 miles from milk station. Highways, good. Nearest city, Hudson, population 12,000, 14 miles distant, reached by rail or highway. Surface, mostly level, some rolling. Soil, sandy loam. Acres in meadow, 20; in natural pasture, 10; in timber, 5, hard wood, oak, ash, locust for posts; acres tillable, 100. Fruit, 400 apple trees in full bearing, cherries, pears, grapes. Best adapted to potatoes, corn, oats, rye. Fences, mostly wire, in good condition. House, 30x40,

* Farm is in hands of agent or real estate man.

with wing, 15x15, in good condition; tenant house, 24x30, 2 barns, 30x40; stable and wagonhouse, 40x20; shed and cow stable, 30x50; cornhouse and wagonhouse, 20x24. Watered, house, by well and cistern; barns, by wells; fields, by springs and running stream. 3 miles from Kinderhook Lake. 10 miles from Hudson River; 14 miles from Catskill Mountains. Occupied by owner. Reason for selling, owner wishes to locate in the city. Price and terms on application. Address A. M. Snyder, Valatie, N. Y., R. D.

No. 244—Farm of 200 acres, situated within the incorporated village of Kinderhook, population about 1,000. Fertile, productive soil. Albany Southern Railway Station about $\frac{3}{4}$ mile from farm, hourly service. Churches, high school, grange and stores within easy walking distance. Village has 5 miles of concrete sidewalks and streets are lighted by electricity. Farm contains about $\frac{1}{2}$ bottom land or creek flats which produce large crops of corn, hay, grain and barley. Wood enough for home use. Good pasture. Kinderhook Creek flows through the farm. Abundance of springs, giving unlimited water supply. Trout pond and springs from which water is supplied by hydraulic ram to house and barns. 350 young apple trees just in bearing; 750 young trees planted recently; other fruit for home use. House, 13 rooms, 200 years old, bath and heat, excellent repair. 9-room cottage for farm help. Ample barns including 3 silos, stable room for 200 head of cattle, storage room for hay, grain and farm tools. For price and further particulars, address Wm. B. Van Alstyne, Kinderhook, N. Y.

TOWN OF LIVINGSTON

Population 1,620

No. 245—Farm of 275 acres, 8 miles from Hudson, $\frac{1}{4}$ mile from school, $2\frac{1}{2}$ miles from churches, $3\frac{1}{2}$ miles from creamery. Highways, good. Nearest city, Hudson, population 12,000, 8 miles. Surface features, level. Nature and quality of soil, loam. Acres in meadow, 200; natural pasture, 75; all tillable. Fruit, about 100 apple trees. Best adapted to hay, grain, potatoes and dairying. 30 cows on farm at present. Fences, wire and good. House, 2 stories, basement, 10 rooms. Outbuildings: 3 barns, 62x52, 45x38, 46x32, good condi-

tion. Watered, house by well; barns and fields, by well and springs. Reason for selling, advanced age of owner. Price, about \$11,000. Address W. S. Wattles, Box 124, Hudson, N. Y.

No. 246—Farm of 189 acres, located 1 mile from New Lebanon Center P. O., R. D. 2 from East Chatham; 1 mile from railway station at New Lebanon Center, on line of Rutland R. R.; $\frac{1}{4}$ mile from school; 2 miles from churches; $\frac{1}{2}$ mile from milk station, and butter factory; about 6 miles from condensing plant. Roads are good State roads. Nearest city, Pittsfield, population 25,000, distant 12 miles by State road and N. Y. C. R. R. Surface, rolling. Altitude, about 800 feet. Soil, good loam. 100 acres of meadow; 60 acres of natural pasture; 20 acres of timber, 5 of which is virgin, 15 second growth; acres tillable, 160. Has about 80 apple trees, 4 plum, 4 pears, and 25 cherry. Land adapted to raising of corn, oats, buckwheat, potatoes and rye. Fences of wire, in good condition. House, 20x34, with wing, 20x22, 6 rooms. 1 barn, 26x100; 1 barn, 40x50; both in good shape, with basements, machinery shed, hog- and woodhouse. House has well water; barns have trough furnished by spring; fields have springs. The Berkshire Hills are only 3 miles distant. Not occupied. Reason for renting, owner has good position in city. Will rent on shares, or for cash. Farm is not for sale. Farm cuts 40 to 60 tons of hay annually, and is one of the most productive in the town. There are stanchions for 8 cows in barn; creamery on next farm; Borden collects milk throughout the district. Will rent for a low rental to a good tenant. Pittsfield, a high-price market, 12 miles away by State road; 20 miles by State road from Albany. Low freight rates to New York via B. & A. R. R. Address W. H. Bicknell, Jr., 156 Adelphi Street, Brooklyn, N. Y.

TOWN OF NEW LEBANON

Population 1,378

No. 247—Farm of 60 acres, $\frac{1}{2}$ mile from depot, near mill, school, stores, church, post office and shop; $\frac{1}{2}$ mile from State road; on telephone line and R. D. House, large, 15 rooms, $2\frac{1}{2}$ stories. 2 large barns, woodhouse, carriage house, hoghouse, cornhouse, all in good repair. Watered by fine, never-

failing spring brook. There are 100,000 feet of saw lumber on farm. Fine young bearing orchard. Farm will keep 6 cows and a team. Price, \$2,000. Terms, $\frac{1}{2}$ cash at time of purchase. Owner will rent with option to buy. Address H. J. Gibson, West Lebanon, N. Y.

No. 248—Farm of 320 acres, located 2 miles from New Lebanon Center P. O.; 2 miles from railway station at New Lebanon Center, on line of Rutland R. R.; $1\frac{1}{2}$ miles from school; 2 to 3 miles from Methodist and Congregational churches; 3 miles from butter factory; 2 miles from milk station. State road. Nearest city, Pittsfield, Mass., population 25,000, 13 miles distant, reached by rail and highway. Surface of farm, part hilly, part level. Altitude, 450 feet. Soil, meadows loam, hills gravel. Acres in meadow, 150; in natural pasture, 150; in timber, 20, mostly hard wood, some pine; acres tillable, 275. Fruit, 40 apple trees. Best adapted to corn, grass, rye and buckwheat. Fences, rail and wire. House, 25x35, with shed, 14 rooms. One new barn, 30x52; barn, 26x28; barn, 44x30; cornerib and sheds, in fair condition. Watered, house by well; barn, by water piped to barn; fields, by springs. 7 miles from Queechy Lake; $\frac{1}{2}$ mile from Kinderhook Creek. This is a very fertile farm. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$5,500. Terms easy. Address S. H. Richmond, New Lebanon Center, Columbia Co., N. Y.

*No. 249—Farm of 144 acres, located $1\frac{1}{2}$ miles from Brainard P. O.; $1\frac{1}{2}$ miles from railway station at Brainard, on line of Rutland Division of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches. Highways, good, near State road. Nearest city, Pittsfield, population 25,000, 12 miles distant, reached by rail or highway. Surface, nearly level. Altitude, 1,000 feet. Soil, loam. Acres in meadow, 100; in natural pasture, 20; in timber, 24, oak, chestnut, hickory; acres tillable, 100. Fruit, 75 apple trees, peaches, plums, cherries and pears, also small fruits. Adapted to all crops grown in this climate. Fences, wire and rail. House, 2 stories, 14 rooms, high ceiling, in good condition. Barns, 26x65, 36x36; shed, 50x12, loft over shed; all in good con-

dition. Watered, house, by running spring; barns, by spring. 4 miles from Lake Tassawassa. Occupied by owner. Reason for selling, owner wishes to engage in other business. Price, \$4,000. Terms, \$2,000 cash, balance on mortgage. Address A. O. Mattison, agent, South Berlin, N. Y.

No. 250—Farm of 103 acres, located $\frac{1}{2}$ mile from New Lebanon P. O.; $\frac{1}{2}$ mile from railway station at New Lebanon, on line of Rutland R. R.; $\frac{1}{2}$ mile from school; $\frac{3}{4}$ mile from Congregational church; $2\frac{1}{2}$ miles from butter factory. State road. Nearest city, Pittsfield, population 25,000, 11 miles distant, reached by rail or highway. Surface of farm, level. Altitude, 400 feet. Soil, gravelly loam. Acres in meadow, 80; in natural pasture, 20; in timber, 3, hard wood; acres tillable, 90. Fruit, 300 apple trees, 10 cherry trees and 10 plum trees. Adapted to all crops grown in this climate. Fences, wire, in good condition. House, 35x50, 13 rooms, with shed. Barns, 80x25, 40x50; horse stable, 30x40; icehouse; woodshed; henhouses; pighouse. Watered, house, by well; barns, by water piped to barns; fields, by brook and spring. Wyomonock Creek passes through farm. Occupied by owner. 60 acres of mountain pasture and wood will be included. Price, \$9,000. Terms, part cash. Address Chas. Spencer, New Lebanon, N. Y.

No. 251—Farm of 115 acres, located 3 miles from Canaan P. O.; R. D. 1; 3 miles from railway station at Canaan, on line of B. & A. R. R.; 3 miles from school and Congregational church; $2\frac{1}{2}$ miles from butter factory; 6 miles from cheese factory. Highways, hilly but good. Nearest city, Pittsfield, Mass., population 25,000, 15 miles distant, reached by rail or highway. Surface of farm, rolling. Altitude, 600 feet. Soil, loam, lime rock base. Acres in meadow, 50; in natural pasture, 50; in timber, 15; hard wood; acres tillable, 75. Fruit, 10 apple trees. Best adapted to grass, oats, potatoes and corn. Fences, rail and wire. Barns, 40x60, 50x30; cowshed and horse stable. Watered, house by pump; barns, by pump; fields, by brook. Near Perry's Peak and Queechy Lake. This land has never been overcropped and would

* Farm is in hands of agent or real estate man.

make a good sheep farm. Reasons for selling, owner wishes to retire from active work. Price, \$2,000. Terms, \$1,000 cash. Address Wm. E. Haight, New Lebanon Center, N. Y.

No. 252—Farm of 189 acres, located 1 mile from New Lebanon Center P. O.; 1 mile from railway station at Lebanon Center, on line of Rutland R. R.; $\frac{1}{4}$ mile from school; 2 miles from churches; $2\frac{1}{2}$ miles from butter factory; 4 miles from cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest city, Pittsfield, Mass., population 25,000, 13 miles distant, reached by rail or highway. Surface of farm, hilly. Altitude, 800 feet. Soil, loam and gravel. Acres in meadow, 100; in natural pasture, 60; in timber, 20, mostly hard wood; acres tillable, 150. Fruit, a few apples. Best adapted to corn, oats, rye, buckwheat. Fences, poor. House, useless. Barns, 26x100, 40x50, in poor condition. Watered, house, by well; barns, by springs; fields, by brook. Owner will rent. Unoccupied. Address W. H. Becknell, Jr., 249 Duffield Street, Brooklyn, N. Y.

TOWN OF TAGHKANIC

Population 771

*No. 253—Farm of 175 acres, $3\frac{1}{2}$ miles south from Craryville P. O. and railway station, on line of Harlem R. R.; $\frac{3}{4}$ mile from school; 4 miles from Methodist Church; R. D. 1 from Craryville; 3 miles from milk station. Highways, good. Nearest village, Philmont, population 1,813, distant 7 miles, reached by rail and highway. Occupied by owner. Surface of farm, rolling and level. Soil, gravelly loam. Acres in meadow, 40; pasture, 40; tillable, 160. Fruit, 100 apple trees, Baldwins, Greenings, Ben Davis. Best adapted to rye, oats, corn, buckwheat, etc. Fences, rail and wire. House, 48x30, part 2-story. Barn, 35x30; cow barn, 20x40; wagonhouse, 20x40; cornhouse; hogpen. Watered, house by well; barns, by running water; fields, by streams. Copake Lake 2 miles distant. Reason for selling, retiring from farming. Price, \$5,000. Terms, \$3,000 cash, balance on mortgage. Stock and implements can be bought separate. Address John Barringer, agent, Craryville, N. Y.

*No. 254—Farm of 135 acres, $1\frac{1}{2}$ miles from Martindale post office and railway station on line of Harlem R. R.; 1 mile from school; $1\frac{1}{2}$ miles from Baptist church. Highways, partly level and partly hilly. $2\frac{1}{2}$ miles from milk station. Nearest village, Philmont, 1,813 population, 4 miles distant, reached by rail and highway. Occupied by owner. Possession can be had at any time. Surface of farm, partly hilly and partly level. Soil, slate and loam. Acres in meadow, 30; in pasture, about 50; timber, about 12, oak and chestnut; acres tillable, 120. Fruit, 75 apple trees, 20 pear, 10 plum and 1 grapevine, large quantity of currants and cherries. Best adapted to rye, corn, oats, potatoes, etc. Fences, rail and stone wall. House, 20x20, 2 stories, in good condition. Barn, 30x40; hogpen, 15x12; 3 chickenhouses, 20x12; all in good condition; wagonhouse, 20x22. Watered, house by well; barn, by brook; fields, by stream. Copake Lake $2\frac{1}{2}$ miles distant. Reason for selling, age and desire to retire from farming. Price, \$3,000. Terms, \$2,200 cash, balance on mortgage. Stock and implements can be bought separate. Address, John Barringer, agent, Craryville, N. Y.

*No. 255—Farm of 176 acres, $\frac{1}{2}$ mile from Taghkanic P. O. and 6 miles from railway station on Harlem Division; 1 mile from school; $\frac{1}{2}$ mile from Protestant church; R. D. 1 from Craryville. First-class roads. Nearest city, Hudson, population 12,000, 10 miles distant, reached by rail and highway. Occupied by owner. Surface of farm, mostly level. Soil, loam. Acres in meadow, 40; in pasture, 30; in timber, 10, all kinds; tillable acres, 96. Fruit, apples, pears and peaches. Best adapted to hay, rye, corn, potatoes and oats. Fences, wire and rail, in good condition. House, 24x30, new; barn, 40x90, in good condition. Watered, house, barn and fields, by spring. This is a first-class dairy farm. Copake Lake 3 miles distant. Price, \$5,250. Terms, $\frac{1}{2}$ cash. Address C. H. Weaver, agent, Craryville, N. Y.

*No. 256—Farm of 216 acres; 1 mile from Taghkanic P. O.; 4 miles from railway station on Harlem Division; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from church; R. D. 1, Craryville. Highways, good.

* Farm is in hands of agent or real estate man.

Nearest city, Hudson, population 12,000, distant 13 miles, reached by rail and highway. Occupied by owner. Surface of farm, some rolling and remainder level. Soil, loam. Acres in meadow, 50; pasture, 30; timber, 5, all kinds; acres tillable, 131. Fruit, 60 trees, mostly apples. Adapted to all crops. Fences, mostly rail, some wire. Large house, in good condition. Barns, large, in good condition. Watered, house and barn, by well; fields, by creek and spring. This is a first-class dairy farm, also adapted to any kind of produce. Reason for selling, desire to engage in other business. Price, \$7,000. Terms, \$3,500 cash. Address C. H. Weaver, agent, Craryville, N. Y.

*No. 257—Farm of 175 acres, located $1\frac{1}{2}$ miles from Craryville P. O., and station on the line of the Harlem R. R.; 1 mile from school and Baptist church and nearest milk station. Highways, good. State road passes farm. Nearest city, Hudson, population 12,000, distant 12 miles, reached by both rail and highway. Surface, rolling. Soil, loam. 130 acres in meadow, 25 acres in natural pasture; 20 acres in timber, chestnut and oak; 130 acres tillable. The apple crop averages about 60 barrels per year, with plenty of other fruit for house use. Land is adapted to corn, oats, rye and all farm produce. Fences are of wire and rail. $1\frac{1}{2}$ -story house, in good condition. Horse barn and wagon house, 24x36; hay and cow barn, basement stable, 36x54; all barns in good condition. Watered, house, by well; barn, by tank in yard; fields, by springs and brook. Copake Lake is $2\frac{1}{2}$ miles distant. Occupied by owner's people. Reason for selling, owner is not a farmer, and his people are getting old. Price given on application. Terms, easy. Address Miles L. Jenks, Miller-ton, N. Y.

*No. 258—Farm of 140 acres, located 2 miles from Churchtown P. O., and 5 miles from station at Claverack, on line of B. & A. R. R.; 1 mile from school; 2 miles from Lutheran and Methodist churches; 5 miles from milk station and condensing plant. Highways, good. Nearest city, Hudson, population, 12,000, distant 8 miles, reached by rail or highway. Surface,

rolling. Soil, limestone. Altitude, about 600 feet. 125 acres in meadow; 15 acres of timber; 125 acres tillable. Fruit consists of 100 apple, pear, cherry and plum trees. Land is adapted to corn, rye, oats, buckwheat, etc. Fences are rail and stone wall, in good condition. House, 30x40, with addition, 12x14, 2 stories, containing 8 rooms. Main barn, 40x60, sheds, 15x20, wagon-house, 20x30. House has well water; barns, watered by stream; fields, by springs and stream. Occupied by owner. Reasons for selling, old age of owner. Price, \$2,500. Terms, \$1,000 down and balance on mortgage. Address Eggleston & Buckley, Millerton, N. Y.

*No. 259—Farm of 140 acres, 3 miles from Craryville railway and P. O., on line of Harlem Division; 1 mile from school; 3 miles from Protestant church; R. D. 1 from Craryville. Highways, good. Nearest city, Hudson, population 12,000, distant 12 miles, reached by rail and highway. Occupied by owner. Surface of farm, mostly level. Soil, loam. Acres in meadow, 40; pasture, 10; timber, 10, all kinds; tillable, 80. Fruit, 40 apple and 7 pear trees. Best adapted to rye, oats, corn and potatoes. Fences, wire and wood, in good condition. House, 22x30, in good condition. Barn, 24x40, in fair condition. Watered, house, by springs; barns, by springs and brooks; fields by springs and brook. This is a first-class farm; will cut more hay than most 300-acre farms. Copake Lake 2 miles distant. Price, \$3,000. Terms, $\frac{1}{2}$ cash. Address C. H. Weaver, agent, Craryville, N. Y.

MISCELLANEOUS

*No. 260—At Harlemville, N. Y., farm of 140 acres; 100 acres tillable land; 25 acres pine, oak and chestnut wood; 15 acres of pasture land. Farm watered by brooks and springs. $1\frac{1}{2}$ -story house, 9 rooms, painted white, good shade. 100 apple trees, a few pears, cherries and plums. Barn, 30x40; cow and sheep barn, 24x50; hay barn, 24x36; poultryhouse, 10x20; cornhouse, 12x18; pigpen, 16x24; workshop, 20x24; buildings, all in good condition. Price, \$3,000. Address H. L. Reed, agent, Amsterdam, N. Y.

* Farm is in hands of agent or real estate man.

CORTLAND COUNTY

Population 29,249

TOWN OF CORTLANDVILLE

Population 3,155

*No. 261—Farm of 147 acres, located 2 miles from McGraw P. O., R. D. 1; $4\frac{1}{2}$ miles from Cortland P. O.; 2 miles from station of McGraw, on line of D., L. & W. R. R.; 20 rods from school; 2 miles from Baptist, Methodist and Presbyterian churches; 2 miles from milk station; $4\frac{1}{2}$ miles from condensing plant. Highways, part State roads, level; balance, easy grades. Nearest city, Cortland, population 12,000, distant about $4\frac{1}{2}$ miles, reached by highway, or half-way by trolley or railroad. Surface, level. Altitude, 1,200 feet. Soil, fertile loam. 50 acres in meadow; 20 acres in natural pasture; 12 acres in timber, about 250 maples, balance beech; all land tillable, except wooded part. Fruit trees give apples enough for home use. Land is adapted to raising of potatoes, cabbage and grain. Fences, in fair condition, mostly wire. 10-room house, in good condition. 2 barns, 50x50 and 20x72, need slight repairs and painting; house has running water and flush closets. Barns have running water. The farm is located 2 miles from the east branch of the Tioughnioga River. Occupied by owner. Reason for selling, too much work for owner. Milk is taken from farm by buyers' route. Price, \$3,200. Terms, \$1,500 down, balance easy payments. Address Crandall's Real Estate Agency, Homer, N. Y.

*No. 262—Farm of 65 acres, located $2\frac{1}{2}$ miles from McGraw P. O., R. D. 15; $2\frac{1}{2}$ miles from railway station at McGraw, on line of D., L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches of all denominations and milk station; 6 miles from condensing plant. Highways, $1\frac{1}{2}$ miles hilly, balance good. Nearest city, Cortland, population 12,000, 6 miles distant, reached by rail or highway from McGraw. Surface of farm, partly rolling, no waste land. Altitude, 1,200 feet. Soil, productive loam. Acres in meadow, 40; in timber, 35, beech, hawthorn and maple; acres tillable, 40. Fruit, apples, cherries, pears and plums,

also small fruits. Best adapted to grain, potatoes and dairy products. Fences, some wire, some rail, in fair condition. House, $1\frac{1}{2}$ stories, 13 rooms, an old house, but in fair condition. Barn, 30x56, newly sided; another barn, 16x24, good roofs, never painted, stanchions for 18 head of cattle; henhouse for 200 hens, nearly new. Watered, house, by well; barns, by nearby springs; fields, by springs and brooks. McGraw and Cortland are both good markets for everything that a farmer has to sell; 6 hours from New York City. Occupied by tenant. Reason for selling, death of owner's husband. Price, \$1,700. Terms, $\frac{1}{2}$ cash, balance on easy terms. Address Crandall's Real Estate Agency, Homer, N. Y.

TOWN OF CUYLER

Population 881

No. 263—Farm of 182 acres, located $1\frac{1}{2}$ miles from De Ruyter P. O.; $1\frac{1}{2}$ miles from railway station at De Ruyter, on line of L. V. R. R.; $1\frac{1}{2}$ miles from school, Methodist, Baptist and Congregational churches and milk station. Highways, hilly. Nearest city, Cortland, population 12,000, 20 miles distant, reached by rail. Surface of farm, rolling. Altitude, 1,100 feet. Soil, gravelly loam. Acres in meadow, 75; in natural pasture, 75; in timber, 25, beech, maple, part second growth; acres tillable, 125. Fruit, 25 apple trees. Best adapted to potatoes, cabbage, oats and buckwheat. Fences, wire, in fair condition. House, medium size, in fair condition. Basement barn, 30x40, in poor condition; cow stable, 26x40, in poor condition; horse stable, 24x30, in fair condition. Watered, house, by running water; barns, by spring and brook near farm; fields, by springs and brooks. 4 miles from Lake Tioughnioga. An excellent upland dairy farm; the farm lies well for cultivation. Occupied by tenant; lease expires March 1, 1912. Reason for selling, to settle an estate. Price, \$2,400. Terms, cash. Owner will rent. Address Mrs. W. D. Blanchard, 1314 Third Street, Rensselaer, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF HOMER

Population 3,891

*No. 264—Farm of 88 acres, located $1\frac{1}{2}$ miles from East Homer P. O., R. D. 2, from Cortland; $1\frac{1}{2}$ miles from railway station at East Homer, from school, church, butter factory and milk station; 5 miles from milk condensing plant at Cortland. Highways, good. Nearest city, Cortland, population about 12,000, reached by highway to E. Homer and by rail from there to Cortland. Altitude, 1,200 feet. Soil, fertile, sandy loam. Acres in meadow, about 40; in natural pasture, 40; in timber, 8, beech and maple; acres tillable, 70. Fruit, about 20 bearing apple trees. Best adapted to potatoes and grain. Fences, fair. House, 10 rooms, good condition. New basement barn, built in 1911. Watered by well, spring and creek. Reason for selling, death of owner's husband. Price, \$2,250. Terms, cash. Address Crandall's Real Estate Agency, Homer, N. Y.

TOWN OF LAPEER

Population 475

No. 265—Farm of 136 acres, $\frac{1}{2}$ mile from Hunt's Corners P. O.; $3\frac{1}{2}$ miles from Marathon railway station, on D., L. & W. R. R. Soil, loamy and good. Barn, 36x80, new, and in good condition, worth \$2,000 to build to-day. Fences, wire and rail, in good condition. Watered by spring. Only a few rods from creamery, schoolhouse, post office and church. This is a tenant farm whose owners live in town. Price, \$35 per acre. Address Swift & Brink, Marathon, N. Y.

No. 266—Farm of 110 acres, located 4 miles from Marathon P. O., R. D. 4, and 4 miles from railway station at Marathon, on line of D., L. & W. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{4}$ mile from butter factory and cheese factory; 4 miles from milk station. Highways, good. Surface, rolling. Altitude, 1,400 feet. Soil, loam. Acres in meadow, 55; in natural pasture, 48; in timber, 7, beech, birch and maple; acres tillable, 60. Fruit, 25 apple trees. Best adapted to corn, oats, potatoes and buckwheat. Fences, wire and rail, good condition. House, upright, 20x30, wing, 16x24. Outbuildings: main barn, 52x28; horse

barn, 24x36, good condition; henhouse, 16x20; hoghouse, 16x20. House and barn watered by running water. Occupied by owner. Reason for selling, poor health of owner. Price, \$2,500. Terms, $\frac{1}{2}$ down, balance on time. Address Chas. Japhet, Marathon, N. Y., R. D. 4.

TOWN OF SCOTT

Population 718

*No. 267—Farm of 235 acres, located 5 miles from Little York P. O.; 5 miles from railway station at Little York, on line of D., L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches and cheese factory. Highways, level, good. Nearest village, Homer, population 3,000, 9 miles distant, reached by highway. Surface of farm, $\frac{1}{2}$ level, $\frac{1}{2}$ rolling. Altitude, 1,250 feet. Soil, rich gravel loam. Acres in timber, 35, beech and maple; acres tillable, 175. Fruit, 3 acres of apple trees, 20 plum, 15 pear and 12 cherry trees. Best adapted to hay, potatoes, grain, corn, cabbage and dairy products. Fences, wire, in good condition. House, 2 stories, 11 rooms, 2 porches, in good condition; also a tenant house, in fair condition. Good basement barn, 34x100; other barn, 26x68; also shop, henhouse and hoghouses. Watered, house, by 2 wells; barns, by water running 5 rods from barn; fields, by running water. 5 miles from Little York Lake. 30 acres needs but a flat land plow; cuts between 75 and 100 tons of hay. Keeps 35 head of stock. Occupied by tenant. Reason for selling, owner has made enough on farm to retire. Price, \$5,000. Terms, $\frac{1}{2}$ cash, balance on easy terms. Address Crandall's Real Estate Agency, Homer, N. Y.

TOWN OF SOLON

Population 518

No. 268—Farm of 148 acres, located $1\frac{1}{2}$ miles from Solon P. O.; $1\frac{1}{2}$ miles from railway station at Solon, on line of D., L. & W. R. R.; $\frac{3}{4}$ mile from school; $\frac{1}{2}$ mile from Baptist church; $1\frac{1}{2}$ miles from Catholic church; $1\frac{1}{2}$ miles from butter factory; 3 miles from cheese factory; $1\frac{1}{2}$ miles from milk station. Highways, hilly, but good. Nearest village, McGrawsville, population 1,000, 4 miles distant, reached by

* Farm is in hands of agent or real estate man.

rail and highway. Surface of farm, hilly and rolling. Altitude, 1,400 feet. Soil, loam. Acres in meadow, 40; in natural pasture, 60; in timber, 48, beech, maple, ash and basswood; acres tillable, 80. Fruit, 100 apple trees, 20 pear trees and 10 plum trees. Best adapted to grass, potatoes, oats and buckwheat. Fences, mostly barbed wire, in fair condition. House, 20x28, 16x24, in fair condition. Barn, 40x60; good hogpen, 18x24; in good condition. Watered, house and barns, by spring water; fields, by living spring and brook. Occupied by tenant; lease will expire March 1, 1912. Reason for selling, the farm is larger than the owner wishes and he has other business. Price, \$2,500. Terms, 10% cash and 5% annually. Owner will rent for cash or with option to buy. Address M. C. Bean, McGrawsville, Cortland Co., N. Y.

*No. 269—Farm of 300 acres, located $\frac{3}{4}$ mile from Solon P. O., R. D.; $\frac{3}{4}$ mile from railway station at Solon, on line of D., L. & W. R. R.; $\frac{3}{4}$ mile from school, churches and milk station; 8 miles from condensing plant. Highways, good, State road half way to Cortland. Nearest city, Cortland, population 12,000, distant 8 miles, reached by rail or highway. Surface, $\frac{1}{2}$ slopes, balance table and river flats. Altitude, 1,100 feet. Soil, splendid producing loam. Acres in meadow, 75; in pasture, 125; in timber, 100, mostly maple and beech; acres tillable, 100. Fruit, good 15-year-old apple orchard of 100 trees, plum orchard of 30 trees. Best adapted to potatoes, cabbage and grain. Fences, wire, in good condition. House, large old-fashioned house, in good condition. Good basement barns, 30x70 and 30x40, patent stanchions for 56 head, running water in front of stock; 50-ton granary opens into stable. Watered, house, by water piped to sinks, never fails; barns, by 3 cement troughs; fields, by never-failing springs. Occupied by half owner. This place cuts about 100 tons of hay. Maple sugar grove and utensils and sugar house for 1,100 trees, should pay owner from \$300 to \$500 in syrup and sugar per annum. Reason for selling, to settle an estate. Price, \$6,750. Terms, part cash. Address Crandall's Real Estate Agency, Homer, N. Y.

TOWN OF TRUXTON

Population 1,182

No. 270—Farm of 21 acres, $2\frac{1}{2}$ miles from Truxton P. O., on the L. V. R. R.; $1\frac{1}{4}$ miles from school; $2\frac{1}{2}$ miles from 4 churches; $2\frac{1}{4}$ and $2\frac{1}{2}$ miles from milk stations and condensing plant. Highways, good level road. Soil, loam and sandy. Acres in meadow, 12 to 15; natural pasture, 5 to 7; no timber; all tillable. Fruit, about 25 apple trees and a few pear and plum trees. Best adapted to corn, oats, potatoes, grass and cabbage. Fences, mostly wire, in fair condition. House, 18x24, with 2 wings. Outbuildings: 2 barns, 26x34 and 20x30, in fair condition. Watered, house, barns and fields, by spring and river. Unoccupied. Reason for selling, owner has business in Elmira. Price, \$1,600. Terms, \$400 cash, balance on time. Will rent for cash or on shares, with option to buy. Address Charles Pulford, 128 East Hudson Street, Elmira, N. Y.

*No. 271—Farm of 251 acres, $1\frac{1}{2}$ miles from Truxton P. O.; $1\frac{1}{2}$ miles from railway station at Truxton, on line of L. V. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from churches of nearly every denomination, cheese factory and milk station. Highways, good. Nearest village, Truxton, population 1,100, $1\frac{1}{2}$ miles distant, reached by rail or State road. Surface, part sloping, half river bottom land, no swamp. Altitude, 1,100 feet. Soil, gravel loam. Acres in meadow, 125; in timber, 20, medium-sized beech and maple; all tillable except woodland. Fruit, place well fruited for owner's use. Well adapted to any crop raised in this climate. Fences, wire, in good condition. Good large house, could not be built for \$3,000. 100-foot cement-floored basement barn; hennery; ice-houses; 2 storage barns for produce. Watered, house by water running to sinks; barns, by water piped to barns and yard; fields well watered. Branch of Tioughnioga River forms western boundary of farm. Occupied by owner. This farm is well equipped with buildings. The land is all good. Taxes are low. Owner has over 50 head of Holstein cattle on this farm. Would sell stock and tools if desired by buyer. Reason for selling, illness of owner. Price,

* Farm is in hands of agent or real estate man.

\$10,500. Terms, \$6,000 cash, balance on easy terms. Address Crandall's Real Estate Agency, Homer, N. Y.

TOWN OF VIRGIL

Population 1,136

No. 272—Farm of 70 acres, 2 miles from Virgil P. O.; 4 miles from Cortland railway station, on line of D., L. & W. R. R.; R. D. 3 from Cortland and telephone line. Highways, State road. Soil, loam and clay subsoil. Acres in meadow, 25; tillable, 50; natural pasture, 20; timber, second-growth maple, beech and ash. Fruit, apples, pears and cherries in abundance and some plums. Adapted to oats, corn and buckwheat. Occupied by owner. Fences, mostly wire, some rail and boards. House, 22x30, wing, 16x30, new roof, in fair condition, good cellar. Barns, 22x70, 20x50, in fair condition. Watered by springs, with creek running through farm. Reason for selling, poor health of owner. Price, \$2,000. Terms, part cash, remainder on easy terms. Name and address of owner, R. H. Goodell, Cortland, N. Y., R. D. 3.

TOWN OF WILLETT

Population 643

No. 273—Farm of 115 acres, located 2½ miles from Upper Lisle P. O., R. D. 1; 4 miles from railway station at Killawog, on line of D., L. & W. R. R.; 1 mile from school; 2½ miles from Baptist and Universalist churches; 2 miles from butter factory; 1 mile from cheese factory; 4 miles from milk station. Highways, hilly but good. Nearest village, Marathon, population 1,100, 6 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,250 feet. Soil, loam. Acres in meadow, 40; in natural pasture, 60; in timber, 15, hemlock and beech; acres tillable, 75. Fruit, about 40 apple, 12 pear and 6 plum trees. Best adapted to hay, oats, potatoes and corn. Fences, wire, in good condition. House, 1½ stories, 10 rooms below, 4 above, in good condition. Barns: basement barn, 36x60; horse barn, 30x50; both in fine condition; also granary, pigeon, all in good condition. Watered, house and barns, by running water; fields, by springs. ½ mile from Otselec River. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner has too many farms. Price, \$3,500. Terms, \$1,000 cash, balance on

easy terms. Owner will rent. Address Fred Purdy; Marathon, N. Y., R. D. 1.

No. 274—Farm of 51 acres, located 2½ miles from Willett P. O., R. D. 2; 3½ miles from railway station at Gee Brook, on line of D., L. & W. R. R.; 2 miles from school; 2½ miles from Methodist and Baptist churches; 7 miles from Catholic and Presbyterian churches; 2 miles from butter factory and cheese factory; 6 miles from milk station. 25 miles from condensing plant. Highways, hilly, but good. Nearest village, Marathon, population 1,100, 7 miles distant, reached by highway. Surface of farm, part rolling, part level. Altitude, 1,250 feet. Soil, loam. Acres in meadow, 25; in natural pasture, 25; in timber, 5, sugar maple, ash and cherry; acres tillable, 50. Fruit, 25 apple trees. Best adapted to grass, oats and potatoes. Fences, stone and rail, in good condition. House, 2 stories, 8 rooms. Barns, one 30x60, one 20x40; henhouses, one 12x30, one 12x16; all in good condition. Watered, house and barns, by good well; fields, by springs and brooks. 2 miles from Otselec River. Occupied by tenant. Reason for selling, owner has another farm. Price, \$1,700. Terms, \$500 cash, balance on easy terms. Owner will rent. Address John Flohavan, Lisle, N. Y.

No. 275—Farm of 100 acres, located 5 miles from Marathon P. O., R. D. 1; 5 miles from railway station at Marathon or Gee Brook, on line of D., L. & W. R. R.; 1 mile from school; 2½ miles from Methodist Episcopal and Baptist churches; 5 miles from Catholic and Presbyterian churches; 2½ miles from butter factory; 1 mile from cheese factory; 5 miles from milk station. Highways, hilly but good. Nearest village, Marathon, population 1,100, 5 miles distant, reached by highway. Surface of farm, ½ hilly, ½ level. Altitude, 1,129 feet. Soil, part gravel, part loam. Acres in meadow, 40; in natural pasture, 40; in timber, 20, sugar maple, ash, elm, basswood, hemlock; acres tillable, 60. Fruit, 20 apple trees and a few pear trees. Best adapted to grass, oats, corn, potatoes and buckwheat. Fences, wire and rail, in fair condition. House, 2 stories, 8 rooms on ground floor and 6 rooms above, in good condition. Farm is on Bell telephone line. Barns: basement barn, 34x60; straw

barn, 16x20; shed, 14x20; pigpen, 16x18; all in good condition. Watered, house, by 2 wells; barns, by brook; fields, by springs and brooks. 1 mile from Otsele River. Occupied by tenant; lease

expires March 1, 1912. Reason for selling, death of owner. Price, \$3,000. Terms, \$1,500 cash. Address Mrs. Mary Foley, 110 Nichols Street, Utica, N. Y., c/o J. W. Richardson.

DELAWARE COUNTY

Population 45,575

TOWN OF ANDES

Population 2,007

No. 276—Farm of 275 acres, 1¼ miles from Andes P. O. and railway station, on line of D. & E. R. R.; 1¼ miles from school and church. Highways, good, mostly level. Occupied by owner. Surface, partly level and partly rolling. Soil, loam and clay subsoil. Acres in meadow, 75; natural pasture, 100; timber, 100, basswood, maple, beech, birch, ash, etc.; acres tillable, 160. Fruit, apples, pears, plums and cherries in abundance. Best adapted to hay, oats, potatoes, etc. Fences, stone wall and wire. 12-room house, in good condition. Barn, 30x96, in good condition; barn, 30x40, in fair condition, and other outbuildings. Water piped to house and barns from springs. One of the finest trout streams in the State runs through this farm. Farm will keep over 40 cows and young stock. Reason for selling, owner wishes to retire. This farm would make one of the finest summer homes in the state on account of the natural surroundings; fine view, high altitude. There is a splendid chance to put in a dam for boating. Price and terms on application. Address Alex. W. Fenton, Andes, Delaware Co., N. Y.

No. 277—Farm of 100 acres, located 2½ miles from Andes P. O.; ¼ mile from railway station at Kaufman's, on line of D. & E. R. R.; 1 mile from school; 2½ miles from churches and butter factory; ¼ mile from milk station. Highways, good. Nearest village, Andes. Surface of farm, rolling. Soil, good. Acres in meadow, 20; in natural pasture, 40; in timber, 40, hardwood and basswood; acres tillable, 50. Fruit, apples. Best adapted to grass, oats, corn, buckwheat and potatoes. Fences, wire and wall. House, fair size, good condition. Outbuildings: barn, 36x46, with basement, good condition. Watered by springs. Good trout stream near farm. Milk wagon goes by door every day. Price, \$2,500. Terms, \$500 down, bal-

ance on easy terms. This farm is occupied by owner. Owner will rent with option to buy. Address Wm. H. Clement, Andes, N. Y.

No. 278—Farm of 350 acres, located ⅓ mile from Union Grove P. O. and railway station (station on farm), on line of D. & E. R. R.; ¼ mile from school and churches; ⅓ mile from milk station; 6 miles from condensing plant. Highways, good. Nearest village, Margaretville, population 669, 10 miles distant, reached by highway and D. & E. R. R. Surface, mostly level river flat. Soil, loam. Acres in meadow, 75; in natural pasture, 100; in timber, 75, beech, birch, maple, poplar, hemlock; acres tillable, 225. Fruit, apples, plums and cherries. Best adapted to hay, oats, corn, buckwheat, cabbage, cauliflower, etc. Fences, mostly stone wall, good. 11-room house, in good condition; tenant house, 7 rooms. 4 barns, one 20x50, one 30x40, two 20x30, one, in course of construction, 36x69. Watered, house, by running water; barns and fields, by springs. Farm is in Catskill range of mountains. Occupied by owner. Reason for selling, poor health of owner. Price on application. Terms, \$2,000 down, balance on mortgage. Address Ward Bryant, Union Grove, Delaware Co., N. Y.

TOWN OF DAVENPORT

Population 1,427

No. 279—Farm of 217 acres, 1½ miles from West Davenport P. O.; 2 miles from railway station, on line of U. & D. R. R.; ¼ mile from school; 1½ miles from churches; 1½ miles from milk station. Highways, good. 7 miles from Oneonta, population 10,000. Occupied by tenant. Rolling surface. Red soil. Acres in meadow, about 40; natural pasture, about 75; timber, 90, hard wood, basswood and oak; all tillable that is cleared. Fruit, a fine variety of apples. Adapted to all crops grown in this climate, especially

potatoes. Fences, in good condition. 16-room house, in good condition. Barn, 36x82, and other outbuildings, in good repair. Running water, never-failing, at house and barn. Reason for selling, ill health of owner. Price, \$5,500. Terms, \$1,500 or more down. balance on bond and mortgage. Owner will rent. Address W. H. Adey, West Davenport, N. Y.

No. 280—Farm of 170 acres, located $1\frac{1}{2}$ miles from West Kortright P. O.; $2\frac{1}{2}$ miles from railway station at East Meredith, on line of U. & D. R. R.; $\frac{1}{2}$ mile from school; 3 miles from Presbyterian and Methodist Episcopal churches; $1\frac{1}{2}$ miles from milk station. Good country roads. Nearest city, Oneonta, population 10,000, 11 miles distant, reached by highway and railroad. Surface of farm rolling. Altitude, 1,600 feet. Soil, hardpan and quite gravelly. Acres in meadow, 70; in natural pasture, 75; in timber, 25, hard wood; acres tillable, 125. Fruit, 31 apple trees, choice varieties. Best adapted to grass, corn and all small grains. Fences, mostly stone and in fair condition. House, 30x30, with an addition $10\frac{1}{2}$ x $17\frac{1}{2}$, with kitchen on back. House was built in 1900 and is in first-class condition. Main part and side wing 2 stories high and finished mostly in oak and cherry. Barn, 40x90, with basement. Watered, house and barn, by running water; fields, by springs and brook. 2 miles from Mud Lake. Occupied by owner. Reason for selling, advanced age of owner and difficulty of securing farm help. Price, \$6,500. Terms, \$3,000 cash, balance on mortgage. Address, James Fisher, West Kortright, N. Y.

No. 281—Farm of 75 acres, located $\frac{1}{2}$ mile from West Davenport P. O.; $1\frac{1}{2}$ miles from railway station at West Davenport, on line of U. & D. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from Methodist Episcopal and Baptist churches; $\frac{1}{2}$ mile from milk station. Highways, level and good. Nearest city, Oneonta, population 10,000, 6 miles distant, reached by rail or highway. Surface of farm, 25 acres river flat, balance hilly. Altitude, 1,200. Acres in meadow, 25; in natural pasture, 25; in timber, 25, pine and chestnut; acres tillable, 40. Fruit, apples. Best adapted to dairying. Fences, good. House, good size, 12 rooms, in good condition. Barn,

sufficiently large to meet the needs of farm, in good condition. Watered, house and barn, by running water; fields, by springs and brooks. Charlotte Creek on south boundary; 1 mile from Shermans Lake. Good location for man who wishes to retire on small farm. Occupied by owner. Reason for selling, owner has 2 farms and wishes to sell 1. Price, \$3,500. Terms, \$1,500 cash, balance on time. Address W. H. Adey, West Davenport, N. Y.

TOWN OF DELHI

Population 2,815

No. 282—Farm of 220 acres, $2\frac{1}{2}$ miles from Delhi P. O. and railway station. Good soil. Acres of meadow, 60; pasture, 110; timber, 50. House of 11 rooms, in good condition, hot and cold water. Silo; barns, 100x46; wagonhouse, 40x60; granary; icehouse; henhouse; shop and smokehouse. Watered by cold springs, with a fine trout brook running through premises. Fences, stone wall and wire, in good condition. The farm will keep 45 or 50 cows and has a good milk market near at hand. Price, \$7,000. Terms, \$3,000 on a 5% mortgage. Name and address of owner, Olive A. Benedict, Delhi, N. Y.

No. 283—Farm of 175 acres, located 4 miles from DeLancey P. O. and railway station, on line of O. & W. R. R.; $\frac{1}{2}$ mile from school and church; R. D. 1 from DeLancey. Highways, nearly level. Farm is located 6 miles from Delhi. Occupied by tenant. Surface, part flat and part hilly. Soil, red slate. Acres in meadow, 40; in natural pasture, 95; in timber, 40, hard wood, maple, beech and ash; acres tillable, 135. Small orchard. Best adapted to hay, oats, corn and buckwheat. Fences, wire and wall. Good-sized farmhouse, first-class condition. Outbuildings: barn, 30x42, for cows; hay barn and wagonhouse, 20x30. Watered by spring and creek. This farm is in a very fine location for city people desiring a summer home in the ranges of Catskill Mountains. Scenery is unsurpassed. Reason for selling, owner has another farm. Price, \$4,000. Terms, $\frac{1}{3}$ cash. Address George O. Waterman, Delhi, N. Y.

No. 284—Farm of 80 acres, located $2\frac{1}{2}$ miles from Delhi P. O., R. D. 3; $2\frac{1}{2}$ miles from railway station at Delhi,

TOWN OF HARPERSFIELD

Population 1,244

on line of O. & W. R. R.; 1 mile from school; 2½ miles from churches, butter factory and condensing plant. Highways, good. Nearest village, Delhi, population 2,000, 2½ miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,600 feet. Soil, red state loam. Acres in meadow, 18 to 20; in natural pasture, 40; in timber, 20, cherry, basswood and other varieties; acres tillable, 25. Fruit, 20 apple trees, 2 pear trees, 2 plum trees and 2 cherry trees. Best adapted to hay, corn and grain. Fences, stone wall and barbed wire. House, 6 rooms, in fair condition. Barn, repaired last year, concrete floor in basement, 18 cow stalls, 3 horse stalls, hoghouse, henhouse, shed. Watered, house and barn, by running water from spring; fields, by well. Farm borders on Little Delaware River. Farm will keep 15 cows and team. Can be made to keep more cows. First-class dairy farm. Unoccupied. Reason for selling, to settle an estate. Price, \$2,500. Terms, \$500 cash, balance at 5%, or will sell on contract with a small deposit at first payment. Owner will rent. Address H. D. Archer, Delhi, N. Y.

TOWN OF HAMDEN

Population 1,373

*No. 285—Farm of 100 acres, 3 miles from DeLancey P. O., R. D. 1, and railway station, on line of O. & W. R. R.; 5 miles from D. & E. R. R.; ¼ mile from school; 3 miles from Presbyterian church; ¼ mile from milk station. Highways, hilly but good. Surface features, sloping and level. Soil, loam. Acres in meadow, 40; pasture, 30; timber, 30, maple, beech, birch; 100 acres tillable. Fruit, large orchard, all varieties of apples, pears, plums, etc. Adapted to all crops. Fences, stone, wood and wire. House, 2-story, in fair condition. Telephone in house. Overshot barn, 26x30, in good condition; good hoghouse, henery, etc. Watered, house and barn, by running water; fields, by spring. West branch of the Delaware River, distant 3 miles, east branch 5 miles. Trout brook runs through farm. Unoccupied. Immediate possession will be given to purchaser. Reason for selling, to close an estate. Price, \$1,200. Terms, cash. Address J. Davidson, agent, Hamden, N. Y.

No. 286—Farm of 252½ acres, 1 mile from Harpersfield P. O.; 4 miles from railway station at Stamford, on line of U. & D. R. R.; 12 miles from Richmondsville, on D. & H.; 20 miles from Oneonta; ¼ mile from school; 1 mile from churches; 3 miles from butter factory; 2 miles from milk station. Highways, fairly good, not hilly. Nearest village Stamford, 1,000 population, 4 miles distant; Oneonta, nearest city, population 10,000. Former reached by highway, latter by rail and highway. Surface of farm, partly rolling, partly level. Soil, good for grass. Acres in meadow, 70; in pasture, 150; in timber, 35, beech, maple, pine and hemlock; acres tillable, 150. Fruit, good young apple orchard, pears. Best adapted to grass, oats, corn, potatoes, rye and buckwheat. Fences, mostly stone wall, in good condition. House, large, 12-room, in good condition. Barns, 2 large cowbarns, horsebarn, calfstable, hogpen, granary and tool house. Buildings newly painted. Watered, house, by well; barn, by well and springs; fields, by creeks and springs. Delaware River 4 miles distant. Catskill Mountains 5 miles distant. Possession given at any time. Will sell 40 cows, team, tools and crops, or farm alone to suit buyer. Hay, straw and all fodder belongs to owner of farm and will be sold with farm, if purchaser desires, and owner will also sell as much of personal property as desired. Reason for selling, advanced age of owner. Price, \$6,000. Terms, part cash, balance to suit buyer. Clear title guaranteed. Owner will rent for cash, on shares or with option to buy. Name and address of owner, M. S. Wilcox, Jefferson, N. Y.

No. 287—Farm of 155 acres, located 1 mile from North Kortright P. O.; 5 miles from railway station at Kortright, on line of U. & D. R. R.; 1 mile from school, Presbyterian church, milk station and dry milk plant. Highways, hilly but good; 1 mile from State road from Binghamton to Kingston. Nearest village, Stamford, population 1,000, 7 miles distant, reached by highway. Surface of farm, comparatively level. Altitude, 1,700 feet. Soil, red shale. Acres in meadow, 60;

* Farm is in hands of agent or real estate man.

in natural pasture, 55; in timber, 40, hard wood, beech and maple; acres tillable 70. Fruit, 50 apple trees and 15 pear trees. Best adapted to corn, potatoes, oats, buckwheat and grass. Fences, mostly stone walls, some barbed wire, in good condition. House, 36x26, 12 rooms; wing, 30x26, 8 rooms, in good condition. Barn, 40x60, wing, 20x30; both 2 stories; shop, 14x24; engine-house, 12x30, 2 rooms; haybarn, 16x20; saphouse, 30x30; henhouse, 10x20; hoghouse, 10x30. Watered, house, by running water from well; barns, by running water and springs; fields, by springs. Near head waters of Susquehanna River. Stamford in Catskills, a summer resort, is a good market for all farm produce. The buildings are in good condition and painted. On 2 telephone lines. Fine view. Occupied by owner. Reason for selling, advanced age of owner and scarcity of farm help. The price includes team, stock, all farm tools, 6-horsepower engine saw, feed grinders, dairy utensils, cream separator, sugar outfit. Price, \$7,000. Terms, \$3,500, balance on mortgage. Address C. M. Hendry, North Kortright, N. Y.

TOWN OF KORTRIGHT

Population 1,481

No. 288—Farm of 396 acres, located 3 miles from Bloomville P. O. and railway station, on the line of the U. & D. R. R.; $\frac{1}{8}$ mile from school; 3 miles from churches and milk station. Highways, hilly but exceptionally good. Nearest city, Oneonta, population 10,000, 17 miles distant, reached by rail or highway. Soil, alluvial deposit. Acres in meadow, 80; in natural pasture, 150; in timber, 166; acres tillable, 200. About 600 apple trees, 20 pear trees and 20 plum trees. Best adapted to corn, oats, buckwheat, potatoes and grass. Fences, stone wall and wire, in fair condition. House, new, 14 rooms, all modern improvements, hot and cold water, bathroom and stationary wash tubs, large veranda. Barns, one 36x60, fair condition; one 36x48, good condition; one, 30x40, fair condition; stables have concrete floors; new milk house. Watered, house, by never-failing spring; barns and fields, by spring and creek. Occupied by owner. This farm has been in family since 1816 and always occu-

pied by owner. One of the best grass farms in the state. Very fertile. Reason for selling, poor health of owner's wife, and other business interests. Price, \$5,500. Terms, part cash, balance on easy terms. Address G. E. Husted, Bloomville, Delaware Co., N. Y.

No. 289—Farm of 132 acres, located 12 miles from Delhi P. O., R. D. 2; 2 miles from railway station at Kortright, on line of the U. & D. R. R.; $1\frac{1}{4}$ miles from school, $2\frac{1}{2}$ miles from United Presbyterian church; 2 miles from milk station. Highways, good. Nearest city, Oneonta, population 10,000, distant 14 miles by rail and highway. Surface, part hilly, meadows, nearly level. Altitude, 2,000 feet. Soil, red slate, good. 30 acres of meadow; 62 acres of natural pasture; 40 acres of timber, beech, maple, ash, basswood; acres tillable, 65. Has 20 apple, 6 plum and 3 large pear trees. Land is adapted to raising of buckwheat, oats, corn and potatoes. Fences, of stone and wire, in good condition. House, 25x35, good condition. Barn, 30x50, with wing, 20x 20, good condition, with wagonhouse, 16x24, fair condition. House has water; barns have troughs; fields have springs. The Delaware River is 7 miles, the Susquehanna, 11 miles distant. Total value of wood and timber will pay for farm. Good market for milk or butter, near stores and small village. Land is smooth and free, good place for poultry. Will sell personal property also, if desired. Occupied by owner. Reason for selling, owner desires a larger farm. Price, \$2,200. Terms, $\frac{1}{2}$ cash, balance on easy terms. Address Albert F. Brown, Delhi, N. Y., R. D. 2.

TOWN OF MASONVILLE

Population 1,053

*No. 290—Farm of 100 acres, located $2\frac{1}{2}$ miles from Masonville P. O.; 8 miles from railway station at Sidney, on line of D. & H. and O. & W. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from churches and from butter and cheese factories. Highways, hilly, in good condition. Nearest village, Sidney, population 3,000, 8 miles distant, reached by highway. Surface, rolling. Acres in meadow, 50; in natural pasture, 40; in timber, 10;

* Farm is in hands of agent or real estate man.

acres tillable, 90. Fences, poor. 8-room house, poor condition. Outbuildings in poor condition. Watered, running water; fields, by springs. Unoccupied. Reason for selling, owner has other business. Price, \$1,100. Terms, \$600 cash, mortgage for \$500. Address F. L. Ostrander, agent, Masonville, Delaware Co., N. Y.

*No. 291—Farm of 75 acres, located $3\frac{1}{2}$ miles from Masonville P. O.; 9 miles from railway station at Sidney, on line of the D. & H. and O. & W. R. R.; near school; $3\frac{1}{2}$ miles from churches; $3\frac{1}{2}$ miles from butter and cheese factories. Highways, hilly but in good condition. Nearest large village, Sidney, population 3,000, 9 miles distant, reached by highway. Surface, rolling and partially hilly. Acres in meadow, 25; in natural pasture, 40; in timber, 10; acres tillable, 60. Fences, wire and stone walls, in good condition. House, 8 rooms, fair condition. Barn room for 15 cows and 3 horses. Watered, house, by running water and wells; fields, by springs. Occupied. Reason for selling, owner has other business. Price, \$1,500. Terms, \$500 cash, \$1,000 mortgage at 5%. Address F. L. Ostrander, Masonville, Delaware Co., N. Y.

TOWN OF MEREDITH

Population 1,393

No. 292—Farm of 173 acres, located 7 miles from Delhi P. O., R. D. 2; 3 miles from railway station at East Meredith, on line of U. & D. R. R.; 3 miles from church; 1 mile from butter factory and milk station; 7 miles from milk condensing plant. Nearest city, Oneonta, population 10,000, 12 miles distant. Surface of farm, rolling. Altitude, about 1,800 feet. Acres in

meadow, 50; in natural pasture, 10; in timber, 50, hard wood; acres tillable, 120. Fruit, apples. Best adapted to hay and potatoes. Fences, stone and wire, good condition. House, 16 rooms, good condition. Barns, in fair condition. Watered by living spring. Occupied by owner. Reason for selling, poor health of owner. Price, \$6,500, including stock, etc. Address Miss Johanna R. Spier, Delhi, N. Y., R. D. 2.

TOWN OF SIDNEY

Population 4,148

No. 293—Farm of 135 acres, located $\frac{1}{4}$ mile from post office and railway station at Franklin Depot, on line of O. & W. R. R.; $\frac{1}{4}$ mile from school and 2 creameries; $2\frac{1}{2}$ miles from condensing plant. Highways, good. Nearest large village, Walton, population 3,500, 10 miles distant, reached by rail and highway. Sidney Center, population 600, is $2\frac{1}{2}$ miles from farm. Sidney, population about 3,000, is 10 miles distant from farm. Surface, nearly level, part slightly rolling. Soil, red soil, part rich loam. Acres in meadow, 45; in natural pasture, 55; in timber, 35, hemlock, hard maple and basswood; acres tillable, 100. Fruit, apples. Best adapted to grass, oats, corn, buckwheat, millet and potatoes. Fences, wire; board and stone wall. House, 12 rooms, good condition. Outbuildings: barn, 42x64, cow stable attached, with new concrete floors; barn, 26x36; 5 good horse stables; silo. Watered, house, by never-failing spring water, which runs to house; barns and fields, by spring and creek. Occupied by owner. Reason for selling, advanced age of owner. Price, \$4,900. Terms, \$1,200 down, balance on easy terms, 5%. Owner will rent for cash. Address M. B. Fish, Franklin Depot, N. Y.

DUTCHESS COUNTY

Population 87,661

TOWN OF AMENIA

Population 2,123

No. 294—Farm of 231 acres, 2 miles from Amenia P. O. and railway station, on line of Harlem R. R.; $\frac{1}{4}$ mile from school; 2 miles from churches; R. D. Highways, good. Rolling surface. Soil, gravel and loam. Acres in meadow, 140; natural pasture, 60; timber, 31. Fruit,

apples and pears. Best adapted to grain. Fences, rail and wire, in good condition. 15-room house, bath and steam heat, in good condition. Cow barn, 26x70; horse barn, 28x40. Water piped to house and barn from spring. Trout brook on farm. Reason for selling, poor health of owner. Price, \$15,000. Terms easy. Address Chas. H. Juckett, Amenia, N. Y.

* Farm is in hands of agent or real estate man.

*No. 295—Farm of 300 acres, located $\frac{3}{4}$ mile from Wassaic P. O.; $\frac{3}{4}$ mile from railway station at Wassaic, on line of Harlem Division of N. Y. C. & H. R. R. R.; $\frac{3}{4}$ mile from school, churches and milk station. Highways, good. Nearest village, Amenia, population 800, $1\frac{1}{2}$ miles distant. Surface of farm, rolling. Soil, limestone. Fruit, apples, pears, plums, cherries, peaches, berries. Best adapted to hay, grain and vegetables. Fences, good. House, large, in good condition. Barns, good. Watered, house, by well; barns, by spring; fields, by spring and stream. Occupied by owner. Reason for selling, advanced age of owner. Price, \$6,000. Terms easy. Address Herbert Eggleston, agent, Millerton, N. Y.

No. 296—Farm of 20 acres, located in South Amenia, 2 miles from railway station at Wassaic, on line of Harlem R. R.; $\frac{1}{4}$ mile from school; 20 rods from Presbyterian church; 2 miles from milk station and condensing plant. Highways, good. Nearest village, Amenia, population 800, 5 miles distant, reached by highway. Surface of farm, level. Altitude, 500 feet. Soil, loam. Acres in meadow, 15; acres tillable, 20. Fruit, 150 apple trees. Best adapted to corn, potatoes and grass. Fences, wire and stone wall. House, large, 2 stories, in fair condition. 1 barn, 5 horse stalls and 2 cow stalls, wagonhouse. Watered, house and barn, by well; fields, by creek. Creek bounds property on the west. Reason for selling, to close an estate. Price, \$4,000. Terms, cash. Address E. G. Reynolds, Dover Plains, N. Y.

*No. 297—Farm of 20 acres, located $2\frac{1}{2}$ miles from Amenia P. O. and railroad station, on line of Harlem R. R.; $2\frac{1}{2}$ miles from school; 2 miles from Methodist and Catholic churches; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Amenia, population 800, $2\frac{1}{2}$ miles distant, reached by highway only. Surface, rolling. Soil, gravelly loam. Altitude, 1,200 feet. 15 acres tillable; 5 acres of timber. Fruit trees, about 20 plums, pears, apples and cherries. Land best adapted to raising fruit and vegetables. Rail fences, in good condition. 2-story house, 18x25, 4 rooms on first floor and 2 on the second, with cellar and attic, in good condition.

Main barn, 12x20, stable room for 1 horse and cow, wagons, hay and grain, also poultryhouse. House has well water; barn has spring water; fields have springs. Occupied by owner. Reason for selling, owner desires larger farm. Price, \$1,300. Terms, \$800 cash, balance on mortgage. Address Eggleston & Buckley, Millerton, N. Y.

No. 298—Farm of 263 acres, $\frac{1}{2}$ mile from South Amenia P. O., R. D.; $2\frac{1}{2}$ miles from Wassaic, on line of Harlem R. R. Highways, good. Soil, gravelly loam. Acres, meadow, 175; tillable, 175; natural pasture, 40; timber, 50, chestnut, oak, maple and hickory. Fruit, 100 apple trees, Red Astrachan, Greening, Maiden Blush, etc. Adapted to all crops. Fences, wire, in good condition. House, 2-story, 8-room, with lean-to, all new. Barn, large, 3 stories, in good condition. Premises watered by springs and brook. Farm lies in valley $1\frac{1}{2}$ miles wide, at the foothills of the Tughranic range. Reasons for selling, to close an estate. Price, \$15,000. Terms, part cash, balance on mortgage. Address Edward G. Reynolds, Dover Plains, N. Y.

TOWN OF DOVER

Population 2,016

No. 299—Farm of 189 acres, situated 3 miles from Dover Plains, on Harlem branch of the N. Y. C. & H. R. R. R. Soil, red loam. Acres of meadow, 80; acres of pasture, 109. House, 15 rooms, in fair condition. Barns and outbuildings, ample for the use of the farm and in fair condition. Fences, stone wall and wire, in fair condition. Watered by wells and springs. Farm will keep 45 head of cattle and 5 horses. Price, \$50 per acre. Terms to suit the purchaser. Name and address of owner, John Coyle, Jr., Dover Plains, N. Y.

TOWN OF HYDE PARK

Population 3,019

No. 300—Farm of 90 acres, 2 miles from Staatsburg P. O.; 2 miles from railway station at Staatsburg, on line of N. Y. C. & H. R. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from Episcopal, Methodist and Catholic churches; 2 miles

* Farm is in hands of agent or real estate man.

from milk station, and condensing plant. Highways, good. Nearest village, Staatsburg, population 1,000, 2 miles distant, reached by highway. Surface of farm, rolling. Soil, productive sandy loam and clay. Acres in meadow, 20; in natural pasture, 15; in timber, 20, oak, pine, hickory and chestnut; acres tillable, 45. Fruit, apples, pears, cherries and berries, enough for family use. Adapted to all crops grown in this climate, corn, rye, oats and potatoes. Fences, stone and rail posted wire. House, 2 stories, 10 rooms, 30x40, in good condition. Barn, 28x36, with basement, cow shed attached; carriage house, 28x32, with basement; tenant house, 4 rooms. Watered, house by well and cistern; barns, by well; fields, by spring and running stream. Bordered by Hudson River on the west; view of the Hudson from house. This is an ideal place for one who desires a small place, or if a larger place is desired, will sell 215 acres with it. Occupied by tenant; lease expires April 1, 1913; will sell subject to lease. Reason for selling, to settle an estate. Price, \$9,000. Address Geo. W. Rymph, Hyde Park-on-Hudson, N. Y.

TOWN OF NORTH EAST

Population 2,110

*No. 301—Farm of 260 acres 2 miles from Mt. Riga P. O. and railway station, on line of Harlem R. R.; ½ mile from school; 5 miles from churches; R. D. 34 from Millerton. Highways, good. Occupied by owner. Surface, smooth and rolling. Limestone soil. Acres in meadow, 175; in natural pasture, 25; timber, 100, chestnut and oak; acres tillable, 200. Fruit, apples, pears, plums, peaches and cherries. Best adapted to all kinds of grain, fruit and vegetables. Fences, rail and wire. House, 2 stories, 12 rooms, in good condition. Cow barn, 30x50, will stable 15 head; hay and grain barn, horse stable. Watered by well, spring and brook. Plenty of lakes and trout streams near farm. This would make an ideal location for a summer home, high and slightly, excellent fishing and hunting. Reason for selling, owner is an old man and in poor health. Price, \$3,000. Terms, \$500 cash payment, balance on mortgage. Address Herbert Eggleston, Mt. Riga, N. Y.

*No. 302—Farm of 40 acres, located 2 miles from Millerton P. O.; 2 miles from railway station at Millerton, on line of Harlem R. R.; ½ miles from school; 2 miles from churches of all denominations; 2 miles from milk station. Highways, good. Nearest large village, Millerton, population 900, 2 miles distant, reached by highway. Surface of farm, level. Soil, loam. Acres in timber, 5; acres tillable, 35. Fruit, 20 apple trees, 6 pear trees, 3 peach trees, 2 cherry trees, plums, berries, etc. Best adapted to fruit and grain. Fences, good. House, 2 stories, 11 rooms, in good condition. Large barn, 30x55; 18 cattle stalls, in good condition. Watered, house, by well; barn, by spring; fields, by streams and spring. 2 miles from Indian Lake. Occupied by owner. Reason for selling, owner wishes larger farm. Price, \$5,250. Terms, \$2,250 cash, balance on mortgage. Address Herbert Eggleston, agent, Millerton, N. Y.

No. 303—Farm of 180 acres, located 1¼ miles from Boston Corner P. O.; R. D. 34, from Millerton; 1½ miles from railway station at Boston Corner, on line of N. Y. & Harlem and C. N. E. R. R.; ¾ mile from school; 1¼ miles from milk station. Highways, good. Nearest large village, Millerton, population 900, 6 miles distant, reached by rail and highway. Soil, lime soil and gravel loam, high state of cultivation. Acres in meadow, 80; in natural pasture, 60; in timber, 40, chestnut, oak and maple; acres tillable, 140. Fruit, apples, pears, cherries and plums. Best adapted to corn, grass and all kinds of grain. Fences, mostly wire, some wall and rail, good condition. House, 24x40, piazza whole length, 2½ stories, 12 rooms. Outbuildings: barn, 32x66; horse and carriage barn, 30x66 with ell, 12x24; sheds, tenant house and barn. Watered by well, cistern, springs and brook. Occupied by owner and tenant. This farm keeps dairy of 20 to 25; cuts 60 to 75 tons of hay. About 100 miles from New York City. This farm occupies a very desirable location. The house is well shaded by maple and chestnut trees and is situated on high ground overlooking the Harlem Valley. Barns are painted and modern, dairy improvements. A very desirable investment. Reason for selling, advanced age of

* Farm is in hands of agent or real estate man.

owner. Price, \$12,500. Address Chas. E. Lloyd, Millerton, N. Y., R. D. 34.

*No. 304—Farm of 275 acres, located 2 miles from Mt. Riga Station, on highest point of the Harlem Division of the N. Y. C. & H. R. R.; 2½ hours ride from New York City; five passenger trains to and from New York daily; R. D. from Millerton; 2 miles to N. Y. & N. H. R. R. station, C. N. E. Division. Strong limestone soil. Soil is well adapted for growing apples. 200 acres in meadow and tillable land; balance pasture and timber. 14-room double house. Main barn, 50x70; small barn, 30x40; shed and stables. Never-failing spring water in house and barns. Fine limestone quarry on premises, 80 rods from two railroads. Well fenced. There are two railroads running parallel through this property. Owner will sell 75 acres west of the railroad for \$2,400, and 200 acres east of the railroads, including buildings, for \$10,000. Price, \$12,400. Address Walter Eggleston, Millerton, N. Y., R. D.

*No. 305—Farm of 157 acres, 1 mile from railway station at Mt. Riga, on line of Harlem R. R.; 1 mile from school; 4 miles from Methodist, Baptist, Catholic and Presbyterian churches; 4 miles from milk station. Highways, good. Nearest village, Millerton, population 900, distant 4 miles; R. D. from Millerton, reached by highway. Surface of farm, level. Soil, loam, productive. Acres in meadow, 148; in timber, 9, chestnut; acres tillable, 148. Fruit, apple orchard, 150 trees, all kinds small fruit. Best adapted to hay and grain. Good fences. House is practically new. Outbuildings: 2 large barns; new hog-house; poultryhouse; and other buildings; all in good repair. Watered, house, by well; barns, by spring; fields, by springs and stream. Copake Lake and Indian Lake about 5 miles distant. Occupied by owner. Price, \$5,000. Terms, easy. Address Herbert Eggleston, Millerton, N. Y.

*No. 306—Farm of 50 acres, located ½ mile from Millerton P. O. and railway station, on line of Harlem R. R.; ½ mile from school, churches and milk station. Highways, good. Surface, rolling. Soil, rich loam. Acres in meadow,

45; in timber, 5; acres tillable, 45. Best adapted to hay, grain, etc. House in poor condition. Barn, 30x40, fair condition. Watered by well and springs. This farm is 2 miles from Indian Lake and 3½ miles from Mt. Riga. Occupied by tenant. Price, \$1,800. Terms easy. Address Herbert Eggleston, agent, Millerton, N. Y.

*No. 307—Farm of 125 acres, located 1 mile from Millerton P. O., R. D. 34, and railway station, on line of Harlem R. R.; 30 rods from school; 1 mile from churches; 1 mile from butter factory. Highways, good. Nearest village, Millerton, population 900, 1 mile distant, reached by highway. Surface, rolling. Altitude, 800 feet. Soil, limestone loam. Acres in meadow, 100; in natural pasture, 25; in timber, 22, chestnut and oak; acres tillable, 100. 75 apple trees, also plum, pear and cherry trees. Best adapted to fruit and grain. Fences, wire and rail, in good condition. House, 35x45, 3 stories, 18 rooms, in good condition. Dairy barn, 30x60, stable room for 30 head of stock; horse barn; wagon-house; poultryhouse; 3 tenant houses; in good condition. Watered, house, by well; barns and fields, by springs. 1 mile from Rudd Lake. This farm would be very suitable for summer boarders; has a large house and fine shade trees. Occupied by owner. Reason for selling, owner wishes larger farm. Price, \$12,000. Easy terms. Address Eggleston & Buckley, Millerton, Dutchess Co., N. Y.

*No. 308—Farm of 180 acres, located 1¼ miles from Boston Corners P. O. and railway station, on line of Harlem R. R.; ½ mile from school; 1 mile from churches; 1½ miles from milk station. Highways, good. Nearest village, Boston Corners, population 200, 1½ miles distant, reached by highway. Surface, rolling. Altitude, 700 feet. Soil, limestone, loam. 40 acres of timber, chestnut and oak. 100 apple trees; also pears, peaches, plums, etc. Best adapted to grain and fruit. Fences, rail and wire, in good condition. House, 32x36, 2 stories, ell, 15x20, 2 stories, good condition. Barn, 32x66, stable room for 28 head of stock; horse barn, stable for 6 horses. Watered, house by well and cistern. Occupied by owner. Reason for selling, owner desires to buy a small place in vil-

* Farm is in hands of agent or real estate man.

lage. Price, \$12,500. Terms, cash preferred. Address Eggleston & Buckley, Millerton, Dutchess Co., N. Y.

*No. 309—Farm of 150 acres, located 4 miles from Millerton P. O.; 2 miles from railway station at Coleman's Station, on line of N. Y. C. R. R.; 1 mile from school; 4 miles from churches and milk station and 2 miles from condensing plant. Highways, good. Nearest large village, Millerton, 4 miles distant. Surface, rolling. Soil, slate loam. Acres in meadow, 110; in natural pasture, 15; in timber, 35, chestnut and oak; acres tillable, 110. Fruit 200 apple trees and plenty of small fruit. Adapted to all kinds of farm produce. Fences, rail and wire. House, 2-story, 8 rooms, in good condition. Outbuildings: 3 barns; hog-house; cornerib, etc.; in good condition. Watered, house by well; barns, by brook; fields, by springs. This property is located 3 miles from Indian Lake. Occupied by owner. Reason for selling, advanced age of owner. Price, \$6,000. Terms, cash. Address Miles L. Jenks, Millerton, N. Y.

*No. 310—Farm of 341 acres, located 4 miles from Millerton P. O.; 1½ miles from railway station at Coleman's and Sharon, on line of Harlem Division of the N. Y. C. R. R.; 1 mile from school and milk station; 4 miles from churches. State road and good country road. Surface of farm, level and rolling. Soil, silt loam. Acres in meadow, 300, in natural pasture, 25; in timber, 15, chestnut and oak; acres tillable, 250. Fruit, 3 acres of apples, also pears and small fruit. Adapted to all crops grown in this climate. Fences, rail and wire, good condition. House, 12 rooms, fine condition. Outbuildings: cow barn; stable for 100 head; horse barn for 10 horses; large hay barn; cornhouse; shed and other outbuildings; good condition. Watered by well, springs and brooks. This farm is well adapted to stock raising; will carry 100 head of cows and other stock. Very desirable property. Occupied by owner. Reason for selling, to close an estate. For price and terms, address M. L. Jenks, Millerton, N. Y.

*No. 311—Place of 2 acres, located 1 mile from Millerton P. O., R. D.; 1 mile from railway station at Millerton, on

line of Harlem Division of N. Y. C. R. R. and C. N. E. R. R.; ½ mile from school; 1 mile from Baptist, Methodist, Presbyterian and Catholic churches; 1 mile from milk station. Highways, State road. Nearest village, Millerton, population 900, 1 mile distant, reached by highway. Surface of farm, level. Soil, Huntington silt loam. Acres in meadow, 2; acres tillable, 2. Fruit, 20 apple trees, 3 pear and small fruit. Best adapted to vegetables, etc. Fences, wire and wood. House, 1½ stories, 8 rooms, facing south, in fair condition. Barn, suitable for a horse, cow and equipment; small henhouse. Watered, house, by well; barn, by well and brook; fields, by brook. Occupied by owner. Reason for selling, owner a widower. Price, \$1,300. Terms, \$700 cash, balance on mortgage. Address Miles L. Jenks, agent, Millerton, N. Y.

*No. 312—Farm of 60 acres, located 4 miles from Millerton P. O., R. D.; 4 miles from railway station at Millerton, on line of Harlem Division of N. Y. C. R. R.; 2 miles from school; 4 miles from 4 churches and milk station. Highways, good, 3 miles State road, 1 mile country highway. Nearest village, Millerton, population 900, 4 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 30; in timber, 30, chestnut; acres tillable, 30. Fruit, 100 apple trees and other fruit. Best adapted to general farming. Fences, rail and wire. House, 2 stories, frame, 7 rooms, in good condition. Small barn in need of repairs. Watered, house, by well; barn, by well and brook; fields, by brook and springs. Occupied by tenant; lease expires April 1, 1912. Reason for selling, owner is a city man. Price, \$1,500. Terms, \$600 cash, balance on mortgage. Address Miles L. Jenks, agent, Millerton, N. Y.

*No. 313—Farm of 175 acres, located 2½ miles from Millerton P. O., R. D.; 2½ miles from railway station at Millerton, on line of Harlem Division of N. Y. C. R. R. and C. N. E. R. R.; 1 mile from school; 2½ miles from Baptist, Methodist, Presbyterian and Catholic churches; 2½ miles from milk station. Highways, good, 1½ miles from state road. Nearest village, Millerton, population 900

* Farm is in hands of agent or real estate man.

2½ miles distant, reached by highway. Surface of farm, ½ level, ½ hilly. Soil, silt loam. Acres in meadow, 100; in natural pasture, 45; in timber, 30, chestnut and oak; acres tillable, 125. Fruit, 50 apple trees. Adapted to general farming. Fences, rail and wire, in good condition. House, an 8-room house; a small house; both in need of repairs. Barns, large barn, 30x46; smaller barn, 24x32; both in need of repairs. Watered, house, by well; barns, by brook; fields, by springs and brook. This farm is in a good section, and is adapted to dairying. Occupied, farm, by owner; houses, by tenants. Reason for selling, owner has another farm. Price, \$4,500. Terms, \$2,500 cash, balance on mortgage. Address Miles L. Jenks, agent, Millerton, N. Y.

TOWN OF PINE PLAINS

Population 1,420

No. 314—Farm of 225 acres, located 1 mile from Mount Ross P. O., R. D. 42, and railway station, on line of C. N. E. R. R.; 1 mile from school and churches; 3 miles from butter factory and milk station. Highways, good. Nearest village Pine Plains, population 600, 3 miles distant, reached by highway. Surface, rolling. Soil, black slate and muck loam. Acres in meadow, 100; in natural pasture, 81; in timber, 45, oak, hickory and chestnut; acres tillable, 205. 75 apple trees. Best adapted to oats, corn, rye, buckwheat and hay. Fences, stone wall, rail and wire, fair condition. House, 43x33, 22 rooms, good condition. Barn, 22x51; shed, 18x42x12; barn, 30x50; cowbarn, 50x30; wagonhouse; woodhouse and hogpen, combined, 50x30, in fair condition. Watered, house, by well and cistern; barns and fields, by springs and creek. Occupied by owner. Reason for selling, old age of owner. This farm is a natural dairy farm, will support 25 or 30 cows if properly managed. Price, \$10,000. Terms, \$7,000 cash, \$3,000 on mortgage. Address Henrietta Hutchings, Locust Hill Dairy Farm, Jackson Corners, Dutchess Co., N. Y., R. D.

*No. 315—Farm of 360 acres, located 2 miles from Pine Plains P. O., R. D. 3; 2 miles from Pine Plains, on line of C. N. E. R. R.; 1 mile from Mt. Ross,

on line of Rhinecliff Division of C. N. E. R. R.; 1 mile from school; 2 miles from Baptist, Presbyterian, Catholic and Episcopal churches. Highways, good. Nearest city, Poughkeepsie, population 28,000, 25 miles distant, reached by rail or highway. Surface of farm, rolling, some hilly, some level. Soil, loam. Acres in meadow, 40; in natural pasture, 150; in timber, 60, chestnut, oak, hickory; acres tillable, 150. Fruit, 100 apple trees, peaches, pears and other fruit. Best adapted to general farming, has been used as a stock and dairy farm. Fences, rail, wire and stone. Large 12-room house, in good condition. Set of large barns near dwelling, in good condition. Tenant house, barn and shed separate, in fair condition. Watered, house and barn, by running water; fields, by springs and brooks. Occupied by owner. Reason for selling, owner is a widow. Price, \$40 an acre. Terms, ½ cash. Address Miles L. Jenks, agent, Millerton, N. Y.

*No. 316—Farm of 360 acres, located 1 mile from Mt. Ross P. O.; R. D. 37 from Pine Plains; on line of C. N. E. R. R.; 1 mile from station; 1 mile from school; 2 miles from Reformed church. Highways, good. Nearest village, Pine Plains, population 600, 3 miles distant, reached by highway. Occupied by owner. Surface of farm, rolling. Soil, gravelly loam. Acres in meadow, 150; in natural pasture, 150; in timber, 60, oak, hickory and chestnut; acres tillable, 250. Fruit, 200 apple trees, pears and cherries. Best adapted to hay, grain, potatoes and fruit. Fences, stone wall, rail and wire. House, 12 rooms, in fine condition. Main barn, 40x60; wagonhouse, 50x30; storage-barns. Watered, house and barn, by running spring water; fields, by springs and streams. A good dairy and chicken farm. Reason for selling, owner a widow. Price, \$11,000. Terms, \$6,000 cash, balance on mortgage. Address John P. Fulton, agent, Red Hook, N. Y.

TOWN OF PLEASANT VALLEY

Population 1,358

No. 317—Farm of 97 acres, situated near C. N. E. R. R.; R. D. from Pleasant Valley. Highways, good. Soil, good flat land. Acres of meadow, nearly all

* Farm is in hands of agent or real estate man.

tillable. Fruit, large, young apple orchard. Best adapted to hay, oats, barley, potatoes, corn, buckwheat, etc. Occupied by owner. Fences, stone, and in good condition. Large house, comparatively new. Barns large and good, running water. Watered, house, by well and cistern; fields, by small stream. It is said that the buildings on this farm could not be replaced for \$12,000. Reason for selling, advanced age of owner. Price, about \$14,000. Terms on application. Name and address of owner, Ralph Bartholomew, Pleasant Valley, N. Y., R. D.

No. 318—Farm of 74 acres, located $\frac{1}{4}$ mile from Pleasant Valley P. O.; 1 mile from railway station at Pleasant Valley, on line of C. N. E. R. R.; $\frac{1}{8}$ mile from school, Episcopal, Presbyterian and Methodist churches; 5 miles from butter factory; $\frac{1}{4}$ mile from milk station. Highways, State road. Nearest city, Poughkeepsie, population 28,000, 8 miles distant, reached by State road and C. N. E. R. R. Surface of farm, level. Soil, loam and gravel. Acres in meadow, 45; in natural pasture, 25; acres tillable, 70. Fruit, small quantity of apples. Adapted to all grain. Stone wall fences, not very good. House, $1\frac{1}{2}$ -story, good size on ground, not very good. Barn, good size, in fair condition. Watered, house, by well; barn, by creek; fields, by creek. Near Hudson River. Occupied by owner. Reason for selling, farm owned by old lady. Price, \$4,500. Address Susan E. Bower, Pleasant Valley, N. Y.

No. 319—Farm of 77 acres, located $\frac{1}{8}$ mile from Pleasant Valley P. O.; 1-16 mile from railway station at Pleasant Valley, on line of C. N. E. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{8}$ mile from Presbyterian, Methodist, Episcopal and Catholic churches; 5 miles from butter factory; $\frac{1}{16}$ mile from milk station. Highways, State road. Nearest city, Poughkeepsie, population 28,000, 7 miles distant, reached by State road and C. N. E. R. R. Surface of farm, part rough and rocky. Soil, limestone, good. Acres in meadow, 50; acres tillable, 60. Fruit, small apple orchard. Best adapted to all kinds of grain. Fences, good. House, 2 stories, in good condition. Barn, good size, with basement in good condition. Watered, house, by well; barn, by spring. Near Wappinger Creeks and Hudson

River. Occupied by owner. Reason for selling, owner could not secure sufficient help. Price, \$7,000. Address Isaac J. Noxon, Pleasant Valley, N. Y.

No. 320—Farm of 82 acres, located $1\frac{3}{4}$ miles from Salt Point P. O., R. D. 54; 2 miles from railway station at Salt Point, on line of C. N. E. R. R.; 1 mile from school and churches; 2 miles from butter factory and milk station. Highways, good. Nearest city, Poughkeepsie, population about 28,000, distant 9 miles, reached by rail and highway. Surface level and rolling. Altitude, about 400 feet. Soil, Dutchess silt loam. Acres in natural pasture, 5; in timber, $\frac{1}{4}$; acres tillable, 82. Fruit, cherries, pears, apples. Best adapted to corn, rye, oats, timothy, potatoes and apples. Fences, stone and wire, good condition. House, 14 rooms, large, excellent condition. Outbuildings: new barn, 24x32; granary; carriagehouse, 16x24; hoghouse; woodshed, 10x40; chickenhouse, 8x20. Watered, house, by cistern and well; barns and fields, by springs. This farm will keep 15 cows. Occupied by owner. Reason for selling, owner must move to another climate. Price, \$6,500. Terms, $\frac{1}{2}$ cash; prefer full cash payment. Address August L. Warnken, Salt Point, N. Y., Box 54.

TOWN OF RED HOOK

Population 3,705

No. 321—Farm of 145 acres, 100 rods from Spring Lake station; $1\frac{1}{2}$ miles from Upper Red Hook P. O. Good road. Soil, loam, muck, and gravel, very rich. 100 acres meadow; natural pasture, 25; timber, 20. Large house, in fine condition, suitable for boarders. Soil adapted to gardening, dairying and grain. Barns, large and good, with stable room for 25 cows. Fruit, pear orchard and 400 apple trees. Watered by springs and lake adjoining farm. This is a fine farm for raising poultry. Price, \$10,000. Terms, to suit the purchaser. Name and address of owner, Milton Best, Red Hook, N. Y.

No. 322—Farm of 108 acres; 1 mile from post office; 1 mile from 3 churches; $\frac{1}{2}$ mile from the Baker Chocolate factory, creamery and high school. First-class frame house. Barn, 40x52, with basement. Good outbuildings. Two violet houses, one 155 feet long, just built at a cost of \$1,800. Ready market found

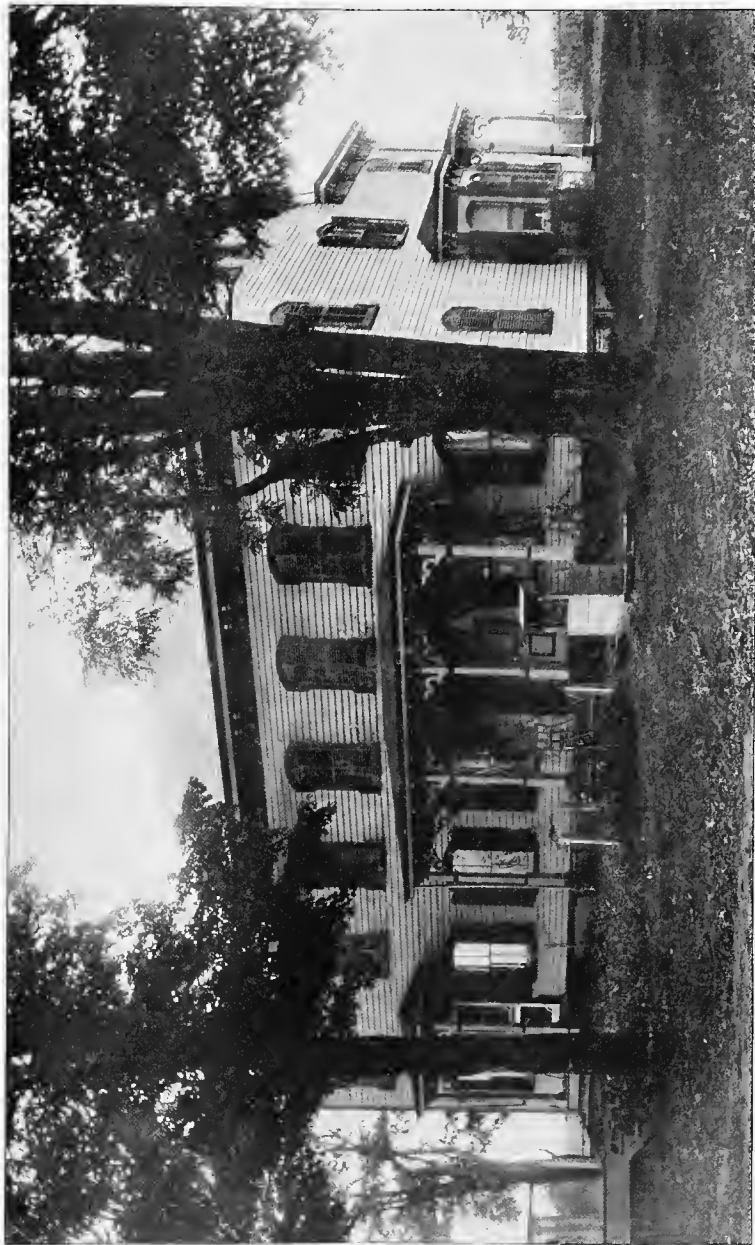


FIG. 36.—House on Farm 320, Town of Pleasant Valley, Dutchess County.

for all that can be raised on the farm and in the conservatory. Would be a good place to breed and train horses, as there is a new half-mile track a quarter mile from the house, and entrance to track is only across the State road from entrance to farm. Reason for selling, owner cannot stand hard work and is obliged to change his occupation. Price and terms confidential. Address Julius Moul, Red Hook, N. Y.

*No. 323—Farm of 114 acres, located $1\frac{1}{2}$ miles from Red Hook; $1\frac{1}{2}$ miles from railway station at Red Hook, on line of C. N. E. R. R., school, Methodist, Lutheran and Episcopal churches, and from milk station. Highways, State road. Nearest village, Red Hook, population 1,000, $1\frac{1}{2}$ miles distant, reached by highway. Surface of farm, part rolling, part level. Altitude, 300 feet. Soil, sandy loam. Acres in meadow, 30; in natural pasture, 20; in timber, 14, oak, chestnut and hickory; acres tillable, 95. Fruit, 160 apple trees in bearing. Best adapted to rye, corn, oats, potatoes, fruit and grass. Fences, wire and some stone wall. House, 30x40, 2 stories, built about 10 years ago. Barn, 30x48, and shed, 30x40, in fair condition. Watered, house, by well; barn, by well and spring; fields, by springs. 2 miles from Hudson River, 10 miles from Catskill Mountains. A very desirable farm, in first-class location. Occupied by owner. Reason for selling, owner wishes to enter other business. Price, \$7,200. Terms, $\frac{1}{2}$ cash. Address Henry D. Ostrom, agent, Rhinebeck, N. Y.

TOWN OF RHINEBECK

Population 3,532

No. 324—Farm of 134 acres, $1\frac{1}{2}$ miles from Rhinebeck, on line of N. Y. C. R. R. Soil, clay and sandy loam. 127 acres tillable; 7 acres of natural pasture; 7 acres of timber. Fruit, 300 apple trees. Best adapted to grass, grain and violets. Occupied by owner. Fences, stone wall and wire, in good condition. House, large, in good condition. Barns, ample, in good condition. Watered, house by well and cistern; barns and fields, by springs. Reasons for selling, death of owner's wife. Price, \$12,000. Terms, on application. Name and address of owner, C. E. Wynkoop, Rhinebeck, N. Y., Box 132.

No. 325—Farm of 138 acres, located $\frac{1}{4}$ mile from Rhinebeck P. O.; $1\frac{1}{2}$ miles from Rhinecliff railway station, on line of N. Y. C. R. R.; $\frac{1}{4}$ mile from school and churches; 6 miles from milk station. Highways, good. Surface, mostly level. Soil, loam. Acres in meadow, all; acres tillable, all. Fruit, 300 apple trees, some pears and cherries. Best adapted to hay, corn, wheat, potatoes and rye. Fences, wire, fair. House, 40x80, good. Outbuildings: barn, 150x35; carriagehouse, 40x60; stable, 40x20; 3 greenhouses for violets. Income from violets, \$5,000. Watered by village water, spring and creek. This property is $1\frac{1}{2}$ miles from Hudson River, good view of Catskill Mountains. This would make an ideal place for large summer hotel, school or sanitarium, as it is high and gets the breezes from the Catskills. The village needs a good hotel for summer boarders. Occupied by owner. Price, \$35,000. Terms, $\frac{1}{2}$ cash, remainder on mortgage. Address Francis Curnan, Rhinebeck, N. Y.

*No. 326—Farm of 100 acres, 4 miles from Rhinebeck P. O.; $4\frac{1}{2}$ miles from railway station at Rhinebeck, on line of C. N. E. R. R.; $1\frac{1}{2}$ miles from school; 4 miles from Methodist, Catholic, Baptist, Episcopal and Lutheran churches; $4\frac{1}{2}$ miles from milk station. Highways, good, part macadamized, small hills. Nearest village, Rhinebeck, population 1,800, 4 miles distant, reached by highway. Surface, rolling and some rock and ledge. Altitude, 350 feet. Soil, loam. Acres in meadow, 20; in natural pasture, 20; in timber, 15, oak, chestnut and hickory; acres tillable, 65. Fruit, 50 apple trees in bearing, also other fruit. Best adapted to grass, corn, oats, potatoes and fruit. Fences, stone wall and wire. House, 24x44, 2 stories, in fair condition. Barn, 30x40, and shed, 24x36, in fair condition. Watered, house and barn, by well; fields, by stream and springs. 6 miles from Hudson River, 12 miles from Catskill Mountains. A very desirable fruit and poultry farm. A good place for city boarders. Farm will keep 6 cows and 3 horses. Occupied by owner. Reason for selling, owner in poor health. Price, \$2,500. Terms, $\frac{1}{2}$ cash. Address H. D. Ostrom, agent, Rhinebeck, N. Y.

* Farm is in hands of agent or real estate man.

*No. 327—Farm of 137 acres, located $3\frac{1}{2}$ miles from Rhinebeck P. O.; $5\frac{1}{2}$ miles from railway station at Rhinecliff, on line of N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from school; $3\frac{1}{2}$ miles from Dutch Reformed, Methodist, Lutheran, Catholic and Episcopal churches; 4 miles from milk station. Highways, mostly State roads. Nearest village, Rhinebeck, population 1,800, $3\frac{1}{2}$ miles distant, reached by highway and auto stage. Surface of farm, 100 acres rolling, 20 hilly, and balance woodland. Altitude, 300 feet. Soil, loam and limestone. Acres in meadow, 20; in natural pasture, 20; in timber, 17, oak, chestnut and hickory; acres tillable, 120. Fruit, 25 apple trees

in full bearing, 25 pear trees, 10 cherry trees, 20 plum trees and 20 peach trees. Best adapted to hay, corn, rye and fruit. Fences, mostly stone wall, in fair condition. House, 30x40, and 2 wings, 16x18, 2 stories, has slate roof, in fine condition. Barn, 30x50; barn, 28x40; wagonhouse, 20x30; all in good condition. Watered, house, by spring; barn, by brook; fields, by brook, lake and springs. 5 miles from Hudson River. Farm adjoins a small lake. Occupied by owner. Reason for selling, advanced age of owner. Price, \$6,000. Terms, \$3,500 cash. Address H. D. Ostrom, agent, Rhinebeck, N. Y.

ERIE COUNTY

Population 528,985

TOWN OF AMHERST

Population 4,629

No. 328—Farm of 118 acres, located 4 miles from Williamsville P. O., R. D. 1; 3 miles from railway station at Getzville, on line of N. Y. C. & H. R. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from Protestant church; 3 miles from milk station. State road. Nearest city, Buffalo, population 400,000, 9 miles distant, reached by highway. Soil, clay loam. Surface of farm, level; all tillable. Fruit, about 100 apple and plum trees. Best adapted to grain and hay. Fences, wire and board, in good condition. Ordinary farm house, in good condition. Barns, in good condition. Watered, house and barns, by wells. Occupied by tenant; lease expires April 1, 1912. Reason for selling, to settle an estate. Price, \$11,500. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Estate of George J. Wolf, Williamsville, N. Y.

TOWN OF AURORA

Population 4,479

*No. 329—Farm of 65 acres, located $2\frac{1}{2}$ miles from Willink P. O., R. D. 1; 3 miles from railway station at East Aurora, on line of the Penn. R. R.; 60 rods from school; 3 miles from churches; $3\frac{1}{2}$ miles from butter and cheese factories. Highways, good country roads. Nearest village, East Aurora, population, 3,000, 3 miles distant, reached by rail or highway. Surface, rolling. Soil,

loam. Nearly entire farm tillable. Some apple trees. Best adapted to grass, potatoes and grain. Fences, wire, good condition. House, good condition, worth \$2,500. Large, good barns. Watered, house and barns, by well; fields, by brook. Occupied by owner. Reason for selling, owner would go West. Price, \$75 per acre. Easy terms. Address W. D. Jones, agent, East Aurora, Erie Co., N. Y.

*No. 330—Farm of 86 acres, located $1\frac{1}{2}$ miles from Willink P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at East Aurora, on line of Penn. R. R.; $\frac{1}{4}$ mile from school; 3 miles from churches; 3 miles from butter factory. Highways, good farm roads. Nearest village, East Aurora, population 3,000, 3 miles distant, reached by highway. Buffalo, 18 miles distant. Surface, slightly rolling. Soil, good loam. Entire farm tillable. Some apple trees. Best adapted to grass, potatoes and grain. Fences, wire, in good condition. Good house, worth \$2,500. Large barns, worth \$1,500. Watered, house and barns, by well. Occupied by owner. Reason for selling, owner wishes to go West. Price, \$75 per acre. Easy terms. Address W. D. Jones, agent, East Aurora, Erie Co., N. Y.

*No. 331—Farm of 118 acres, located $1\frac{1}{2}$ miles from East Aurora P. O., R. D. 1, and railway station, on line of the Penn. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from churches, butter factory and

*Farm is in hands of agent or real estate man.

cheese factory. Highways, good. Nearest village, East Aurora, population 3,000, $1\frac{1}{2}$ miles distant. Buffalo 18 miles distant, reached by rail or highway. Surface, slightly rolling. Soil, mostly gravelly loam. Nearly entire farm tillable. Best adapted to hay, grain, potatoes and corn. Fences, wire, good condition. Good house, worth \$3,500 to \$4,000. Good, large barns. Watered, house and barn, by well; fields, by brook. Occupied by tenant. Reason for selling, owner a retired farmer. Price, \$100 per acre. Terms easy. Address W. D. Jones, agent, East Aurora, N. Y.

TOWN OF BOSTON

Population 1,535

*No. 332—Farm of 100 acres, located $2\frac{1}{2}$ miles from Hamburg P. O.; 2 miles from railway station at North Boston, on line of B. & S. R. R.; 1 mile from school and churches; 2 miles from butter factory and milk station. Highways, good. Nearest large village, Hamburg, population 2,500, reached by highway. Surface, rolling and level. Soil, yellow loam. Acres in meadow, 25; in natural pasture, 25; in timber, 25, hemlock and maple; acres tillable, 60 to 75. Fruit, apples, pears and cherries. Fences, wire and wood. House, large, 10 rooms, 2 stories, brick. Outbuildings, in fair condition. Watered by well and spring. Occupied by owner. Reason for selling, owner does not care for so large a farm. Price, \$6,000. Terms, $\frac{1}{2}$ cash, balance on mortgage at 6%. Address Jacob Hauck & Son, agents, Hamburg, N. Y.

TOWN OF CLARENCE

Population 2,991

No. 333—Farm of 139 acres, $\frac{1}{2}$ mile from Clarence Center P. O. and railway station on line of N. Y. C. R. R.; R. D. 2 from Clarence Center. State road. Soil, clay loam and bottom land. Acres in meadow, 12; tillable, 127; natural pasture, 12. 5 acres of apples and a variety of other fruit. Best adapted to grain, fruit and gardening. High altitude. Fences, wire and rail, in fair condition. Stone house, 20x30, with two wings, one 21x27, other 20x20; frame house, 22x26, with wings 16x18; both in good condition. Watered by well and

creek. Reason for selling, to close an estate. Price, \$70 per acre. Terms, reasonable. Owners will rent for cash, on shares, or with option to buy. Address Moses Martin Estate, Clarence Center, N. Y.

No. 334—Farm of 145 acres, situated $1\frac{1}{2}$ miles from Clarence Center P. O.; $1\frac{3}{4}$ miles from Clarence Center railway station, on branch of N. Y. C. R. R.; R. D. 2 from Clarence Center. Good highways. Soil, clay. Acres in meadow, 30; tillable, 110; natural pasture, 15; timber, 15, second growth, few large trees. About 175 apple trees. Best adapted to oats, corn, wheat, rye, clover and timothy. Occupied by tenant. Fences, rail and wire, in fair condition. 11-room house, in good condition. Barn, 40x70, basement stables, in good condition. Watered by wells. Reason for selling, owner lives in Buffalo and has not time to attend to farm. Price, \$8,700. Terms, \$3,000 cash, balance on time at 5%. Will make a good dairy farm. New State road within $\frac{1}{2}$ mile. Milk receipts for one year, over \$1,300. Milk is shipped to Buffalo from Clarence Center station daily. This farm is leased for gas and oil to the United Natural Gas Co., Buffalo, N. Y. Name and address of owner, E. A. Rhodes, 98 Lexington Avenue, Buffalo, N. Y.

No. 335—Farm of 60 acres, located $\frac{3}{4}$ mile from Clarence P. O., R. D. 1, and station of Clarence, on line of W. S. R. R.; $\frac{3}{4}$ mile from high school, Protestant churches, butter factory and milk station. Roads are macadamized. Nearest city, Buffalo, distant 18 miles by rail or good roads. Surface, level. Soil, clay and gravelly loam. 58 acres tillable; 2 acres timber, second growth, hard wood. Has 125 apple, 35 pear, 24 plum, 6 cherry, 2 quince trees, all of good varieties, good grapevines, etc. Land is adapted to general farm crops, and especially for dairying. Fences, wire, in good condition. 10-room house, with cellar, all in good condition. Barn, 35x60; 2 silos; hogpen, 18x30; tool-house; 2 chickenhouses; corncrib; woodshed and shop, 20x45; stone smokehouse. Barn contains a horse stable with 4 stalls and a cemented cow stable for 10 head of cattle, barn in good condition. House has water from dug wells; barns

* Farm is in hands of agent or real estate man.

the same, water piped direct to cow stable from outside. Occupied by tenant. Reason for selling, owner has retired. Price, \$5,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Owner will rent for \$200 a year or with option to buy. Address J. G. Helwig, Clarence, N. Y.

TOWN OF COLDEN

Population 1,303

No. 336—Farm of 23 acres, $\frac{1}{8}$ mile from Colden P. O.; $\frac{1}{4}$ mile from railway station at Colden, on B. R. & P. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{8}$ mile from Methodist church and butter factory; 5 minutes' walk to Catholic church. New State road running to Buffalo passes farm. Nearest city, Buffalo, population about 400,000, 20 miles distant, reached by rail and highway. General features of farm, mostly level. Soil, loam. Acres in meadow, about 16; pasture, about 6; acres tillable, 19. Fruit, 25 apple trees, few pears. Best adapted to corn, potatoes, oats, buckwheat and grass. Fences, wire. House, one part, 16x30, addition 29x30, 2 stories. 2 barns joined together, one 26x30, the other 30x29, painted and in good condition. Occupied by owner. Watered, house and barn, by pump; fields, by running water. Lake Erie 20 miles away. This farm has one of the most beautiful locations in the vicinity and would make a good summer home. Reason for selling, owner has other business. Price, \$5,000. Terms, \$1,500 cash, balance on mortgage on reasonable terms. Address Orlin J. Colburn, Colden, N. Y.

TOWN OF HAMBURG

Population 6,059

*No. 337—Farm of 90 acres, $1\frac{1}{2}$ miles from Hamburg P. O.; 2 miles from railway station at Hamburg, on line of Erie and B. & S. R. R., and from school, churches and milk station; $\frac{1}{4}$ mile from cheese factory. Highways, State road, improved macadam. Nearest village, Hamburg, population about 2,500, distant $1\frac{1}{2}$ miles, reached by highway. Surface of farm, slightly rolling. Soil, gravel and sandy loam. Acres in pasture, 12; acres tillable, all. Fruit, about 50 apple trees, a few plum and pear trees. Best adapted to gardening and potatoes. Fence around pasture. Good

house, 28x40, with wing. Large ample barns. Watered by wells. $\frac{1}{2}$ mile from Eighteen Mile Creek. Occupied by owner. Reason for selling, owner wishes to live near his relatives. Price, \$100 per acre. Terms, $\frac{1}{2}$ cash, balance 6% mortgage. Address Jacob Hauck, agent, Hamburg, N. Y.

TOWN OF WEST SENECA

Population 4,605

No. 338—Farm of 55 acres, located $1\frac{1}{2}$ miles from Ebenezer P. O.; 3 miles from railway station at Ebenezer, on line of Penn. R. R.; 2 miles from school; 1 mile from Lutheran church; 3 miles from milk station. Highways, good macadam. Nearest city, Buffalo, population 400,000, $3\frac{1}{2}$ miles distant, reached by trolley and highway. Surface of farm, level. Soil, gravel and muck. Acres in meadow, 10; in natural pasture, 4; in timber, 5, hickory, maple, beech; acres tillable, 40. Fruit, 100 apple, 100 pear, 15 cherry, 15 plum trees; also $\frac{1}{4}$ acre of grapes. Best adapted to vegetables. House, large, 10 rooms, in good condition. Barns, one 30x50, one 30x60, both in good condition. Watered, house and barn, by well; fields, by creek. 3 miles from Lake Erie. There is a gas well in woods with free gas for house use. Occupied by owner. Reason for selling, advanced age of owner. Price, \$10,000. Terms, $\frac{1}{2}$ cash, balance on time. Owner will rent. Address Wm. Grotke, Ebenezer, N. Y.

No. 339—Farm of 26 acres, located $1\frac{1}{2}$ miles from Gardenville P. O.; 3 miles from railway station at Ebenezer, on line of Penn. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from Catholic and Lutheran churches; 3 miles from milk station. Highways, macadam and brick. Nearest city, Buffalo, population 400,000, 2 miles distant, reached by rail or highway. Surface of farm, level. Soil, gravel and black muck. Acres in meadow, 20; in natural pasture, $\frac{1}{2}$; acres tillable, 25. Fruit, 20 pear, 10 cherry and 10 plum trees. Best adapted to cabbage, potatoes, onions and corn. House, $2\frac{1}{2}$ stories, brick, 10 rooms, in good condition. Barns: barn, 40x80; barn, 30x60; in good condition; also sheds. Watered, house and barns, by well; fields, by creek. Buffalo Creek in

* Farm is in hands of agent or real estate man.

rear of farm. 6 miles from Lake Erie. N. Y. C. R. R. is building large yards next to this farm. Occupied by owner. Price, \$25,000. Terms, $\frac{1}{2}$ cash. Address Henry Smith, Gardenville, N. Y.

No. 340—Farm of 65 acres, located $\frac{1}{2}$ mile from Ebenezer P. O., R. D. 2; $1\frac{1}{2}$ miles from railway station at Ebenezer, on line of Penn. R. R.; $\frac{3}{4}$ mile from school and from Lutheran and Methodist churches; $1\frac{1}{2}$ miles from milk station. Macadam roads, good. Nearest city, Buffalo, population 400,000, 2 miles distant, reached by rail or highway. Surface of farm, slightly rolling. Soil, gravel and sandy loam. Acres in mea-

dow, 20; in natural pasture, 5; acres tillable, 55. Fruit, 150 apple, 15 pear, 50 cherry, 6 prune, 2 quince and 5 crab-apple trees. Best adapted to corn, wheat, oats, potatoes, onions and cabbage. Fences, part barbed wire. New house, 7 rooms; old house, 8 rooms. Barns: 40x70; 40x60; both in good condition. Watered, house and barn, by well. 4 miles from Lake Erie. Gas well on property; also gas in both houses and water and bath in new house. Occupied by owner and tenant; lease expires April 1, 1912. Reason for selling, owner wishes to retire. Price, \$20,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Wm. Eckhart, Ebenezer, N. Y.

ESSEX COUNTY

Population 33,459

TOWN OF CHESTERFIELD

Population 1,829

No. 341—Farm of 116 acres, located 1 mile from Keeseville. Soil, good. 60 acres meadow; 40 pasture; 20 timber. Watered by brook and well. Wire fences. Barns, 30x40, 30x60, 30x60; 5 sheds, 13x30, and 1 shed 13x60. House, $1\frac{1}{2}$ stories, 22x26. Price, \$6,000. Name and address of owner, Henry M. Prime, Keeseville, N. Y.

No. 342—Farm of 300 acres, located $1\frac{1}{2}$ miles from Clintonville P. O.; 3 miles from railway station at Arnold, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from churches; 5 miles from butter factory and cheese factory; 6 miles from milk station. Highways, good. Surface, rolling, but smooth. Soil, rich, clay loam. Acres in meadow, 40; in natural pasture, 30; in timber, 230, pine, hard wood; acres tillable, 60. Fruit, apples, cherries, plums and pears. Best adapted to hay, grain, potatoes and corn. Fences, woven wire, pole and post. House, 24x30, wing, 18x22, good condition. Outbuildings: barn, 30x40, with cow-barn annex, 12x40, and carriage house annex, 12x30; barn, 24x40. Watered by springs. This farm is located in the Adirondack Mountain region; it is $\frac{3}{4}$ mile from Adirondack Mountains and Ausable River, and 2 miles from Auger Lake. Occupied by owner. Reason for selling, owner leaving vicinity. Price, \$3,000. Terms, $\frac{1}{2}$ cash, balance on good

security. Owner will rent on shares or with option to buy. Address Frank M. Curran, Clintonville, N. Y.

No. 343—Farm of 400 acres, 4 miles from Keeseville P. O.; $1\frac{1}{2}$ miles from Douglas railway station. Soil, gravelly. Acres in meadow, 80; pasture, 260; timber, 60. House, 24x32, 2 stories high, with addition, 15x30, $1\frac{1}{2}$ stories; new barn, 100x40, with basement and new silo; 2 barns, 26x36 each; wagonshed, 26x33; all in good condition. Watered by well, cistern and windmill. Fences, mostly wire, in good condition. The farm is on the west shore of Lake Champlain in its broadest part and opposite Burlington, Vt. The buildings are about 400 feet above the lake with full view for many miles in either direction, 40 rods bordering on Lake Champlain. Price includes heavy working team, harnesses, carriages, complete set of farming utensils and machinery. Price, \$15,000. Terms, $\frac{1}{2}$ down, balance on mortgage. Carlos W. Rowe, Keeseville, N. Y.

No. 344—Farm of 91 acres, located 2 miles from Keeseville P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches, butter factory and milk station; 6 miles from cheese factory. Highways, good, a little sandy. Nearest village, Keeseville, population 2,000, 2 miles distant, reached by highway. Surface, largely level. Soil, black loam and clay. Acres in meadow, 35; in

natural pasture, 35; in timber, 5, pine and spruce; acres tillable, 50. Apple and pear trees. Best adapted to hay, oats and corn. Fences, part wire. House, 36x60, 2 stories in front, 3 stories in rear; wing, 36x40; water tank enclosed in house, 12x12x6 feet; 20 rooms in house; 8 fire places. Also two 30x24 4-room cottages. Barn, 30x40; carriagehouse, 18x30; barn, 30x75; henhouse, 24x40; 2-story, strawshed, 20x24; shed for hay, 30x90; granary, 20x30; icehouse, 20x30. Watered, house by windmill; barns, by spring; a brook runs through place. Occupied by tenant. House is well finished and suitable for summer boarders. Will accommodate 30. Reason for selling, too far from business. Price, \$8,000. Easy terms. Owner will rent with option to buy. Address Edwin J. Moore, Plattsburg, N. Y.

TOWN OF ELIZABETHTOWN

Population 1,108

No. 345—Farm of 350 acres; 2 miles from Elizabethtown P. O.; 9 miles from Westport railway station, on line of D. & H. R. R. Highways, good. Soil, black loam, good. Acres in meadow, 90; acres tillable, 90; acres natural pasture, 50; acres timber, 100, mostly hard wood. 15 to 18 apple trees. Best adapted to potatoes, corn and oats. Fences, board and wire, in good condition. House, 50x26, in good condition. 4 barns in good condition. Reason for selling, owner has too much land. Watered by wells and river. Boquet River runs through the farm. Price, \$3,500. Terms easy. Owner will rent with option to buy. Albert R. Otis, owner, Elizabethtown, N. Y.

TOWN OF MORIAH

Population 6,754

No. 346—Farm of 106½ acres, 4 miles from Port Henry and Moriah. Soil, black and yellow loam. About 40 acres in timber; balance, meadow and pasture land. Fruit, 500 apple trees. House, 26x24. Barn, 30x40, with stables and other outbuildings. Watered by well. This farm is situated at the terminus of Kaderosseras range, 2 miles west of Fort Frederick, and about 1,000 feet above it. It commands a view of

the barge canal for about 40 miles; also of the Adirondack and Green Mountains; a desirable location for a country residence. Price, \$2,000. Address C. A. Butler, Moriah, N. Y.

TOWN OF SCHROON

Population 1,013

*No. 347—Farm of 48 acres, located ½ mile from Schroon Lake P. O.; 16½ miles from railway station at Riverside, on line of D. & H. R. R., Adirondack Division; 1 mile from school; ½ mile from churches. Highways, state road macadamized from railway station to within ½ mile of farm. Nearest village, Schroon Lake, population 400, ½ mile distant, reached by highway. Surface, level. Acres in meadow, 20; in natural pasture, 20; in timber 8, mostly hard wood; acres tillable, 20. Best adapted to vegetables, corn, oats, and India wheat. Fences, rail and wire, in good condition. House, about 22x32, with addition. Barn, 30x40, with sheds; henhouse. Watered, house and barn, by well. Schroon Lake is a noted summer resort, good market for vegetables, poultry, eggs, butter, etc. Reason for selling, owner wants a larger place. Price, \$1,500. Terms, cash. Address C. L. Weeks, agent, Schroon Lake, Essex Co., N. Y.

No. 348—Farm of 50 acres, located in the Adirondacks, on daily stage route; 5 minutes' walk from Paradox Lake, a noted summer resort. Good prices and an excellent summer market for farm products. Good highway, partly macadamized. ½ mile from school; 2½ miles from Schroon Village, another noted summer resort and trading place, where churches of several denominations are located. Farm, all tillable, nearly level, without stone, sandy loam. Good fences. Good buildings, almost new. House has 11 sleeping rooms, suitable for summer guests, cost \$4,000, running spring water. Best adapted to corn, oats, potatoes, strawberries and all kinds of vegetables. Reason for selling, owner has other business. Good place for hunting and fishing. For complete information as to price, terms, etc., address John R. Laymond, Ross, N. D., Montraile Co.

* Farm is in hands of agent or real estate man.

FRANKLIN COUNTY

Population 45,717

TOWN OF ALTAMONT

Population 4,691

No. 349—Farm of 150 acres, located 1 mile from Tupper Lake P. O.; $\frac{1}{2}$ mile from railway station at Tupper Lake Junction, on line of N. Y. & O. and N. Y. C. & H. R. R.; $1\frac{1}{4}$ miles from school; 1 mile from Catholic, Methodist and Presbyterian churches and Jewish synagogue. Highways, good stone road. Nearest village, Tupper Lake, population 3,000, 1 mile distant, reached by highway. Surface of farm, rolling and level. Altitude, 1,650 feet. Soil, dark loam and good. Acres in meadow, 60; in natural pasture, 75; in timber, 15, mostly maple and birch; acres tillable, 140. Fruit, 8 apple trees. Best adapted to all kinds of truck gardening, hay and oats. Fences, wire, in good condition. House, 32x32, 2 stories, in first-class condition. 3 barns, 2, 30x50, and 1, 33x60, all in first-class condition. Watered, house, barn and fields, by well. $\frac{3}{4}$ mile from Racquette River, 4 miles from Big Tupper Lake. This piece of property is on main road from Tupper Lake Village to Malone, and is an ideal place for a sanatorium or a summer home. If farming is preferred, all milk produced can be sold at 5 to 8 cents per quart. Occupied by owner. Reason for selling, owner wishes to retire from business. Price, \$18,000. Terms, at least $\frac{1}{2}$ cash. Owner will rent. Address Norwood Mfg. Co., Tupper Lake, N. Y.

No. 350—Farm of 5 acres, located $1\frac{1}{4}$ miles from Tupper Lake P. O.; $1\frac{1}{4}$ miles from railway station at Tupper Lake, on line of N. Y. & O. R. R.; $1\frac{1}{4}$ miles from school, Methodist, Episcopal and Catholic churches. Highways, macadamized, good. Nearest village, Tupper Lake, population 3,000, $1\frac{1}{4}$ miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,600 feet. Soil, rich. Acres tillable, 5. Fruit, 9 apple trees, 200 gooseberry and currant bushes, 1 acre of strawberries. Adapted to all kinds of truck gardening. Fences, wire. House, 7-room bungalow, 26x38, fine cellar. Small barn, henhouse, 12x36, and cowshed. Watered, house, by well. 100 rods to Racquette River, 3 miles

to Tupper Lake. Surrounded by mountains. House is but 7 years old, in fine condition; piazza, 10x30; good fishing and deer hunting near. Occupied by owner. Reason for selling, advanced age of owner. Price, \$4,500. Terms, cash preferred. Address C. C. Miller, Tupper Lake, N. Y.

TOWN OF BRANDON

Population 872

No. 351—Farm of 152 acres, located 2 miles from Skerry P. O., R. D. 4; 8 miles from railway station at Bangor, on line of Rutland R. R.; 2 miles from school, Congregational church and butter factory; 8 miles from condensing plant. Highways, hilly. Nearest city or large village, Malone, population 7,000, 10 miles distant, reached by highway. Surface of farm rough. Altitude, 1,100 feet. Soil, loam. Acres in meadow, 60; in natural pasture, 65; in timber, 27, mostly sugar maple; acres tillable, 30. Fruit, 40 apple trees. Adapted to general farm crops. There is a good sugar bush of 1,000 trees on the farm; also other wood. Fences, wire and rail, in fair condition. House, one, 26x36; one, 24x30; in fair condition. Barns, 30x40 and 40x26; granary, 26x36; hogpen, 18x20; henhouse, 14x16. Watered, house and barns, by well; fields, by springs. Occupied by owner. Reason for selling, owner wishes to live elsewhere. Price, \$1,600. Terms, part cash. Address W. C. Thomas, Skerry, N. Y.

No. 352—Farm of 45 acres, located $1\frac{1}{2}$ miles from P. O., R. D. 4; 6 miles from railway station at Bangor, on line of Rutland R. R.; $\frac{1}{2}$ mile from school; 2 miles from Congregational, Methodist and 2 Catholic churches; 2 miles from butter factory; 3 miles from cheese factory; 6 miles from condensing plant. Highways, good. Nearest large village, Malone, population 7,000, 9 miles distant, reached by highway. Surface of farm level. Soil, loam. Acres in meadow, 25; in natural pasture, 10; in timber, 10, sugar maples; acres, tillable, 25. Fruit, 25 apple trees. Adapted to all farm crops. Fences, rail, stone wall and wire. House, main, 25x30, with kitchen, about

20x30, in good condition. 2 barns, about 30x40, hogpen, granary and sheds. Watered, house, by well and cistern; barns, by well; fields, by spring. House, in first-class condition, has always been occupied by owner. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,500. Terms, \$1,000 cash, balance on easy terms. Address Herbert Washburn, Ogdensburg State Hospital, N. Y.

No. 353—Farm of 31 acres, located 2½ miles from Skerry P. O., R. D. 4; 8 miles from railway station at Bangor, on line of Rutland R. R.; 2½ miles from school, Congregational church and butter factory; 8 miles from condensing plant. Highways, hilly. Nearest large village, Malone, population 7,000, 10 miles distant, reached by highway. Surface of farm, rough, Altitude, 1,200 feet. Soil, loam. Acres in meadow, 15; in natural pasture, 16; acres tillable, 25. Adapted to all crops grown in this climate. Fences, wire, in fair condition. House, 18x20. Barn, 20x30, not very good. Watered by springs. Occupied by owner. Reason for selling, owner wishes to engage in other business. Price, \$400. Terms, cash. Address Fred Shorette, Skerry, N. Y.

TOWN OF BRIGHTON

Population 741

No. 354—Farm of 430 acres, located 3 miles from Bloomingdale P. O., and 1½ miles from Gabriels P. O.; 1½ miles from railway station at Gabriels and Bloomingdale, on line of N. Y. C. and D. & H. R. R.; 1 mile from school and church. Nearest large village, Saranac Lake, population 5,000, 7 miles distant, reached by rail and highway. Surface, mostly level. Altitude, about 1,700 feet. Soil, sandy loam. Acres in meadow, 230; in natural pasture, 100; in timber, 100, beech, birch, maple, spruce, balsam and larch; acres tillable, 300. Best adapted to potatoes, oats and hay. Fences, poor. House, 2-story, good condition. Outbuildings: 5 barns, one, 60x36, good condition; one, 30x36, new; one, 30x40, fair; one, 80x36, fair; granary, 20x24; ashhouse, icehouse, good; henhouse; pigpen, old. Watered by well and hydraulic ram. Occupied by tenant. Reason for selling, poor health of owner. Price, \$8,000. Terms, ½ cash, balance on mortgage. Address Margaret A. Ricketson, care H. C. Ricketson, Plattsburg, N. Y.

No. 355—Farm of 36 acres, located 1 mile from P. O. and railway station at Gabriels, on line of N. Y. C. R. R.; ¼ mile from school; 2 miles from churches. Highways, good. Macadamized roads. Nearest large village, Saranac Lake, population 5,000, reached by rail and highway, 7½ miles distant. Surface, nearly level, slight slope to east. Altitude, 1,800 feet. Soil, good loam. Acres in meadow, 30; in natural pasture, 3; acres tillable, 33. Fruit, 1 dozen apple trees. Best adapted to potatoes, oats, hay and hops. Fences, post, wire and board, fair. House, 26x26, with ell, 18x26, 2 stories. excellent condition. Outbuildings: barn, 31x41; shed, 20x30; horsebarn, 20x30; henhouse, 13x50; icehouse, 16x20, good condition. Watered by well. Occupied by owner. Near largest Adirondack hotels. Adirondack Mountains can be seen from front porch. Good fishing and hunting. Reason for selling, owner has other business. Price, \$3,000. Terms, cash. Address F. M. Barnes, Gabriels, N. Y., Franklin Co.

TOWN OF CONSTABLE

Population 1,323

No. 356—Farm of 220 acres, located 1¼ miles from Constable P. O., R. D. 2; 1¼ miles from railway station at Constable, on line of N. Y. C. & H. R. R. R.; 1¼ miles from school, Methodist, Presbyterian and Catholic churches; 1½ miles from butter factory; 6 miles from milk station; 14 miles from condensing plant. Highways, good. Nearest large village, Malone, population 7,000, 6 miles distant, reached by rail or highway. Surface of farm, level. Altitude, 800 feet. Soil, sandy loam. Acres in meadow, 50; in natural pasture, 80; in timber, 20, hard and soft wood; acres tillable, 120. Fruit, 250 apple trees. Best adapted to corn, oats, potatoes, hops and general crops. Fences, rail and wire. Large 2-story house, 10 rooms, woodshed and kitchen attached. Large basement barn, 60x60, stanchions for 39 head, cattle drink in stanchions; 110-ton silo, filled. Watered, house by well; barns, by 2 wells; fields, by spring and river. 10 miles from Adirondack Mountains. Little Trout River partly bounds farm. 36 head of high-grade Holstein cattle, 3 young horses, all farm machinery, new this season, 20 hogs and pigs, \$1,500 worth of hay and grain included for price given. Occupied by owner.

Reason for selling, ill health of owner. Price, \$10,000. Terms, \$5,000 cash, balance on mortgage. Address E. A. Buell, Constable, N. Y.

No. 357—Farm of 226 acres, located $1\frac{1}{4}$ miles from Constable P. O., R. D. 1; $2\frac{1}{4}$ miles from railway station at Constable, on line of N. Y. C. & H. R. R. R.; $1\frac{1}{4}$ miles from school, Methodist, Presbyterian and Catholic churches, and butter factory; 7 miles from milk station; 8 miles from condensing plant. Highways good. Nearest large village, Malone, population 7,000, 7 miles distant. Surface of farm, rolling. Soil, sand, gravel, muck and clay. Acres in meadow, 60; in natural pasture, 40; in timber, 45, some large timber, mostly second growth, hard wood. Acres tillable, 100. Fruit, 100 apple trees, 3 pear trees and 4 plum trees. Adapted to hops, small fruits, potatoes and dairying. Fences, rails and wire, in fair condition. House, old-style farm house, 14 rooms, in fair condition. Barns: one, 40x90, in good condition; one, 26x50, with shed attached, granary and shop, in fair condition. Watered, house, by well in house; barns, by well; fields, by springs. $1\frac{1}{4}$ miles from Salmon River; 1 mile from Trout River; 12 miles from St. Lawrence River; 15 miles from Adirondack Mountains. The farm keeps from 20 to 30 head of cattle, 3 to 5 horses, 10 to 20 hogs. Occupied by owner. Reason for selling, poor health of owner. Price, \$3,600. Terms, $\frac{1}{2}$ cash, balance on easy terms. Address W. M. Hurlburt, Constable, N. Y.

TOWN OF DICKINSON

Population 1,609

No. 358—Farm of 177 acres, located 1 mile from Dickinson Center P. O., R. D. 1; 1 mile from railway station at Dickinson Center, on line of N. Y. & O. R. R.; 1 mile from school; 1 mile from Methodist and Baptist churches; $1\frac{1}{4}$ miles from butter factory. Highways, fair. Nearest large village, Malone, population 7,000, 17 miles distant, reached by rail or highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 50; in natural pasture, 50; in timber, 27, pine, cedar, maple and beech; acres tillable, 50. Fruit, 28 apple trees. Best adapted to hay, grain, corn and potatoes. Fences, rail and wire, in good condition. House, 24x30, ell, 16x24, $1\frac{1}{2}$

stories, in fair condition. Horse barn, 24x36; hoghouse, 16x36; cow barns, one, 36x40, one 24x72, in fair condition. Watered, house and barns, by pump; fields, by river. $\frac{1}{4}$ mile from Deer River. Price includes 20 cows on farm. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner has more land than he can work. Price, \$6,000. Terms, \$2,000 cash, balance on easy terms. Address Guy H. Dawson, Dickinson Center, N. Y.

No. 359—Farm of 190 acres; $3\frac{1}{2}$ miles from railway station at Dickinson Center, on line of N. Y. & O. R. R.; 1 mile from school; 50 rods from Baptist church; 1 mile from butter factory; $4\frac{1}{2}$ miles from milk station; 5 miles from condensing plant. Highways, good. Nearest village, Dickinson Center, population 500, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Soil, sandy and clay loam. Acres in meadow, 30; in natural pasture, 90; in timber, 40, mostly maple, some ash, beech and basswood; acres tillable, 60. Fruit, a good variety of apples. Best adapted to hay, corn, potatoes, oats and other grains. Fences, rail and wire, in fair condition. House, main part, 24x30, woodshed and kitchen attached, in good condition. Barns: one, 24x32; one, 24x36, shed, 40 feet, attached; one, 30x40; all in fair condition. Watered, house and barns, by wells; fields, by two brooks. 18 cows included for price given. Crushed stone road now being built leads past farm. Occupied by tenant; lease expires November 1, 1911. Reason for selling, owner unable to work farm. Price, \$6,000. Terms, \$1,000 cash, balance on easy terms. Owner will rent on shares. Address O. W. Saunders, Moira, Franklin Co., N. Y.

No. 360—Farm of 250 acres, located $2\frac{1}{2}$ miles from Dickinson Center P. O.; $2\frac{1}{2}$ miles from St. Regis Falls and Dickinson Center, on line of N. Y. & O. R. R.; 2 miles from school, Methodist, Baptist and Catholic churches; 9 miles from butter factory. Highways, good. Nearest village, St. Regis Falls, population 2,000, 2 miles distant, reached by highway. Surface of farm, rolling. Soil, rich loam. Acres in meadow, 75; in natural pasture, 75; in timber, 100, birch, beech, maple, spruce and hemlock; acres tillable, 75. Fruit, small apple orchard. Best adapted to wheat, barley, rye, oats, corn and potatoes. Fences, wire, in good condition. House,

18x24, ell, 20x26, in good condition. Barn, 40x80, ell, 46x54, with shed, in good condition; dairy house, 18x30; granary, 14x24; both in good condition. Watered, house, by well; barns, by running water. This farm is located at the foot of the Adirondack Mountains, 2 miles from St. Regis River. Occupied by owner. Farm is keeping 30 cows, 15 head of young cattle and 2 teams. Good market for timber and wood. Reason for selling, owner has other business. Price, \$7,000. Terms, $\frac{1}{2}$ cash, balance on good security. Address B. L. Orcutt & Sons, Dickinson Center, N. Y.

TOWN OF FRANKLIN

Population 1,447

No. 361—Farm of 300 acres, $\frac{3}{4}$ mile from Bloomingdale P. O. and station. Loam soil, suitable for grass and grain. 90 acres meadow; 110 pasture; 100 timber. House, 28x30, with wing, 20x20; tenant house, 26x28; all in good repair. Location good and scenery fine. Barns and outbuildings, large and in good repair. Spring water and good fences. Trout brook crosses farm. Price, \$3,000. Terms, \$1,000 cash, balance on time. Owner will rent with option to buy. Address L. W. Noble, Bloomingdale, N. Y.

TOWN OF MALONE

Population 10,154

*No. 362—Farm of 53 acres, located 2 miles from Malone P. O., R. D. 2; 2 miles from railway station at Malone, on line of N. Y. C. & H. R. R. and Rutland R. R.; $\frac{1}{2}$ mile from school; 2 miles from several churches and butter factory; $2\frac{1}{2}$ miles from milk station. State road. Nearest village, Malone, population 7,000, 2 miles distant, reached by highway. Surface of farm, level. Altitude, 800 feet. Soil, heavy loam. Acres in meadow, 35; in natural pasture, 18; acres tillable, 53. Fruit, common varieties. Best adapted to hay and grain. Fences, rail, in good condition. House, $1\frac{1}{2}$ stories, in fair condition. Outbuildings: 1 horse barn; 1 cow barn; in good condition. Watered, house and barns, by well; fields, by brook. Occupied by owner. Reason for selling, owner wishes to move to village. Price, \$4,500. Terms, \$1,500 cash, balance on bond and mortgage. Address A. B. Parmelee & Son, agents, Malone, N. Y.

*No. 363—Farm of 25 acres, located 2 miles from Malone P. O., R. D. 2; 2 miles from railway station at Malone, on line of N. Y. C. & H. R. R. R. and Rutland R. R.; 2 miles from school; $\frac{1}{2}$ mile from several churches; 2 miles from butter factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village, Malone, population 7,000, 2 miles distant, reached by highway. Surface of farm, rough. Altitude, 800 feet. Soil, heavy loam. Acres in meadow, 19; in natural pasture, 6; acres tillable, 19. Fruit of several varieties. Best adapted to hay and potatoes. Fences, rail and stone wall, in fair condition. New 2-story frame house. 2 barns, in poor condition. Watered, house and barns, by wells; fields, by brook. Occupied by tenant; lease expires February 18, 1912. Reason for selling, owner wishes to remove to another locality. Price, \$1,950. Terms, cash. Address A. B. Parmelee, agent, Malone, N. Y.

No. 364—Farm of 150 acres, located $3\frac{1}{2}$ miles from Malone P. O., R. D. 1; $3\frac{1}{2}$ miles from railway station at Malone, on line of N. Y. C. & H. R. R. R. and Rutland R. R.; $1\frac{1}{2}$ miles from school; $3\frac{1}{2}$ miles from several churches; $1\frac{1}{2}$ miles from butter factory; 3 miles from milk station. Highways, good. Nearest large village, Malone, population 7,000, 3 miles distant, reached by highway. Surface of farm, mostly level. Altitude, 700 feet. Soil, part heavy, part light. Acres in meadow, 30; in natural pasture, 65; in timber, 15, mostly maple; acres tillable, 70. Fruit, 25 trees, common varieties of fruit. Best adapted to corn, grain and hay. Fences, wire and rail, in fair condition. House, $1\frac{1}{2}$ stories, 24x36, in good condition. Barns: one, 25x75; one, 26x36; one, 30x45; one, 26x36; in fair condition; hop kiln, 20x50. Watered, house, by well; barns, by spring; fields, by brook. Trout River on west boundary. Unoccupied. Reason for selling, to settle an estate. Address Jas. Lavery, executor, Malone, N. Y., R. D. 1.

TOWN OF WESTVILLE

Population 1,121

No. 365—Farm of 128 acres, located 7 miles from Malone P. O. and railway station, on line of Rutland R. R.; $1\frac{1}{4}$ miles from school; 1 mile from

* Farm is in hands of agent or real estate man.

church; $1\frac{1}{4}$ miles from butter factory; 7 miles from milk station and condens-
ing plant. Highways, State road. Near-
est village, Malone, population 7,000, 7
miles distant, reached by highway. Sur-
face, level. Soil, light. Acres in
meadow, 12; in natural pasture, 40; in
timber, 15, mostly hard wood. Some ap-
ple trees. Fences, woven wire and rail,
in good condition. House, 20x26, with

kitchen and woodshed. Barn, 30x36,
horse barn attached; barn, 26x36; good
condition, all painted. Watered by
spring and well; fields, by brook. Sal-
mon River 100 rods distant. Occupied
by owner. Reason for selling, poor
health. Price, \$2,000. Terms, small
part cash. Address John Elliott, Ma-
lone, N. Y., by Ft. Covington stage.

FULTON COUNTY

Population 44,534

TOWN OF BROADALBIN

Population 1,845

No. 366—Farm of 181 acres; $\frac{1}{2}$ mile
from Union Mills P. O.; 3 miles from
Broadalbin. Soil, sandy loam, adapted
to general farming. Watered by good
springs. Price, \$1,500. Terms, part
cash, balance on time. An additional
35-acre piece of land will be included
for \$400. Owner will rent for cash, on
shares or with option to buy. Address
David Blair, Broadalbin, N. Y.

TOWN OF CAROGA

Population 449

No. 367—Farm of 90 acres, about 40
rods from North Bush P. O., school,
church and store; 11 miles from Glovers-
ville and Johnstown station. 33 acres
timber; balance meadow and pasture.
2-story house, 24x26, 2 large wings.
Several good barns, all in good repair.
Watered by spring and wells. This farm
is near Caroga Lake, and on the macad-
amized road, as laid out from Johnstown
to Caroga Lake. Price, \$1,800. Terms,
easy. Owner will rent for cash, on
shares or with option to buy, if not sold.
Name and address of owner, A. N.
Decker, 32 Franklin Street, Glovers-
ville, N. Y.

TOWN OF NORTHAMPTON

Population 2,228

No. 368—Farm of 70 acres, $1\frac{1}{2}$ miles
from P. O. and Sacandaga Park; $\frac{1}{2}$
mile from school. Good sandy loam
Soil. Good roads. 10 acres timber;
balance meadow and pasture. Fences,
mostly wire. Young apple trees in
bearing and small fruits. House, 36x
26, with large wing; piazza on front

and one end; all in fairly good con-
dition; well shaded by maples. Barns,
30x40, and 26x36. Water at house and
barn. This farm would make an ideal
summer boarding house or summer
home. It is the first place outside the
city limits. Will sell all or part of
the land to suit buyer. Price, \$1,500.
Name and address of owner, M. B.
Merrell, Northville, N. Y.

No. 369—Farm of 125 acres, located
2 miles from Northampton P. O.; 4
miles from railway station, on line of
F., J. & G. R. R.; $\frac{3}{4}$ mile from
schools and churches; 5 miles from but-
ter factory and milk station. High-
ways, good. Nearest city, Gloversville,
population about 20,000, 12 miles dis-
tant, reached by highway. Surface,
level. Soil, rich clay loam. Acres in
meadow, 50; in natural pasture, 25; in
timber, 25, maple, elm and ash; acres
tillable, 100. Fruit, no fruit except crab
apples. Best adapted to hay, oats,
buckwheat, corn and potatoes. Fences,
post and wire. House, 36x20. Out-
buildings: barn, 36x20, with addition,
built 6 years ago. Watered by well and
creek. This property is 2 miles from
Sacandaga River. Occupied by tenant
and owner. Reason for selling, advanced
age of owner. Price, \$3,000. Terms,
\$1,500 down, remainder on mortgage for
5 years. Address Dr. Darius S. Orton,
Northampton, N. Y.

TOWN OF OPPENHEIM

Population 1,241

*No. 370—Farm of 140 acres, $2\frac{1}{2}$
miles from Lassellsville P. O., R. D. 2;
 $5\frac{1}{2}$ miles from railway station at St.
Johnsville, on line of N. Y. C. R. R.;
2 miles from school; 5 miles from con-

* Farm is in hands of agent or real estate man.

densing plant. Highways, good. Nearest village, St. Johnsville, population 3,000, reached by highway. Surface of farm, hilly. Soil, sandy loam. Acres in meadow, 20; in natural pasture, 75; in timber, 25 cedar; acres tillable, 40. Best adapted to corn, potatoes, oats. No buildings. Watered, house, by well; barns, by spring; fields, by creek. Reason for selling, to close an estate. Price, \$1,000. Terms, cash. Owner will rent for cash or on shares. Name and address of agent, Harwood Dudley, Johnstown, N. Y.

No. 371—Farm of 100 acres, located 5 miles from St. Johnsville P. O., R. D. 3; 3 miles from railway station at St. Johnsville, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Methodist and Lutheran churches; 3 miles from cheese factory; 5 miles from milk station and condensing plant. Highways, good. Nearest village, St. Johnsville, population 3,000, 5 miles distant, reached by highway. Surface of farm, rolling and level. Altitude, 1,060 feet. Soil, sand loam, clay and muck. Acres in meadow, 60; in natural pasture, 25; acres tillable, 75. Fruit, 75 apple trees, 5 pear trees. Best adapted to hay, grain and vegetables. Fences, wire and cedar post, in good condition. House, main, 30x30, wing, 30x20. Barn, 60x35; wagonhouse, 25x35; barn, 35x45. Watered, house and barns, by wells; fields, by creek. Near Mohawk River. Occupied by owner. Reason for selling, owner wishes to give up farming. Price, \$3,500. Terms easy. Address Geo. E. Brown, St. Johnsville, N. Y.

No. 372—Farm of 88 acres, located 5 miles from Dolgeville P. O., R. D. 1; 5 miles from railway station at Dolgeville, on line of N. Y. C. & H. R. R. R.; $\frac{1}{10}$ mile from school and Methodist churches; 1 mile from cheese factory; 5 miles from milk station; 6 miles from condensing plant. Highways, good. Nearest large village, Dolgeville, population 3,000, 5 miles distant, reached by highway. Surface, rolling. Altitude, 1,012 feet. Soil, sandy loam. Acres in meadow, 80; in natural pasture, 8; acres tillable, 80; Fruit, 40 apple trees. Best adapted to hay and grain. Fences, good. House,

30x30, wing, 30x48, in good condition. Barn, 30x45; wagonhouse, 30x35. Watered, house and barn, by well; fields, by running water. Near Mohawk River and Canada Lakes. Reason for selling, to close an estate. Price, \$2,800. Terms easy. Address Chauncy Mosher, executor, St. Johnsville, N. Y.

No. 373—Farm of 135 acres, located 5 miles from St. Johnsville P. O., R. D. 3; 5 miles from railway station at St. Johnsville, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school and Methodist church; 4 miles from cheese factory; 5 miles from milk station and condensing plant. Highways, good. Nearest village, St. Johnsville, population 3,000, 5 miles distant, reached by highway. Surface of farm, level. Altitude, 1,075 feet. Soil, muck and clay. Acres in meadow, 85; in natural pasture, 50; in timber, 5; acres tillable, 100. Fruit, 100 apple trees, 25 plum trees, 15 pear trees, also 10 butternut trees. Best adapted to hay, grain and potatoes. Fences, wire, cedar posts, in first-class condition. House, main, 30x40, wing, 30x20, wing, 30x18, in first-class condition. Barn, main, 75x45; wagonhouse, 30x25; barn, 40x25; ice-house and chickenhouse, good condition. Watered, house, by well and spring; barn, by spring; fields, by running water, brooks and pond. Near Mohawk River and Canada Lakes. One of the best hay producing farms in the Mohawk Valley. Occupied by owner. Reason for selling, owner intends engaging in other business. Price, \$4,000. Terms easy, will take mortgage. Address John W. Vaughan, St. Johnsville, N. Y.

*No. 374—Farm of 200 acres, 4 miles from Middle Sprite P. O., R. D. 1; 5 miles from railway station at Dolgeville, on line of Dolgeville & Little Falls R. R.; 2 mile from school and Methodist and Catholic churches; 6 miles from milk station and condensing plant. Highways, hilly. Nearest village, Dolgeville, population 3,000, reached by highway. Surface of farm, hilly. Soil, light sand loam. Acres in meadow, 75; in natural pasture, 100; in timber, 25, hard wood; acres tillable, 100. Fruit, apples. Best adapted to grain. Fences, not good. Well water and creek. Fair barn. Adirondack Mountains and Can-

* Farm is in hands of agent or real estate man.

ada Lakes near. Reason for selling, to close an estate. Price, \$1,000. Owner will rent for cash, on shares or with option to buy. Name and address of agent, Harwood Dudley, Johnstown, N. Y.

*No. 375—Farm of 100 acres, 6 miles from St. Johnsville P. O., R. D. 3; 6 miles from railway station at St. Johnsville, on line of N. Y. C.; 5 rods from churches; 2 rods from school; 6 miles from condensing plant. Highways, good. Nearest village, Dolgeville, population about 3,000, distant 5 miles, reached by highway. Surface of farm, rolling. Soil, sandy loam. Acres in meadow, 75; in natural pasture, 25; in timber, 10, hemlock; acres tillable, 50. Fruit, apples. Best adapted to corn, oats and potatoes. Fences, not

very good. Large brick house, in good condition. Large barn, 75 feet long, in good condition. Watered, house, barn and fields by well. Near Adirondack Mountains and Canada Lakes. Occupied by owner. Reason for selling, to settle estate. Price, \$5,000. Name and address of agent, Harwood Dudley, Johnstown, N. Y.

MISCELLANEOUS

*No. 376—Farm of 100 acres, located 2 miles north of Hagaman. 90 acres under cultivation, 10 acres in woods and pasture land. 90 apple trees. 4 wells on the place. Good wire fences. 1½-story house, of 10 rooms. Barn, cow-barn, wagonhouse, horse stable, poultry-house and hogpen. Price, \$3,200. Address H. L. Reed, agent, Amsterdam, N. Y.

GENESEE COUNTY

Population 37,615

TOWN OF DARIEN

Population 1,779

No. 377—Farm of 107 acres, located 1 mile from Corfu P. O., and railway station on line of N. Y. C. R. R.; 1 mile from school, churches, butter and cheese factories and milk station. Highways, good. New state road now being built in front of farm. Nearest city, Batavia, population 11,613, 12 miles distant, reached by highway or railway. Surface, rolling. Soil, sandy loam. Acres in natural pasture, 30; in timber, 27, scrub oak and about 50 big oaks. Apple orchard, 30 trees. Best adapted to corn, wheat, oats, grapes, etc. Fences, wire and board, in good condition. House, 6-room, in poor condition. Outbuildings are in poor condition. Watered by well. Fine neighborhood, good farms all around the place, valued at \$75 to \$100 per acre. Occupied by tenant. Reason for selling, owner not a farmer. Price, \$55 per acre. Terms, mortgage for \$1,400 at 6%, can remain on place. Address J. H. Blodgett, 50 Niagara Street, Buffalo, N. Y.

TOWN OF ELBA

Population 1,384

No. 378—Farm of 285 acres, 1 mile from West Shore station, 2 miles from

Elba P. O., R. D.; 4 miles from Batavia. Soil, rich, black loam and gravel. 100 acres, meadow; 25, pasture; 10, timber; balance in crops. House, 32x62, modern and in first-class repair. Barns, large and fitted for horse and cattle raising. Spring and brook water. Good fences. 2 tenant houses. Price, \$40,000. Terms, part cash, balance on long time. Address Fred B. Parker, Elba, N. Y., R. D.

TOWN OF LEROY

Population 5,442

No. 379—Farm of 45 acres, 3½ miles from LeRoy P. O., R. D. 37, and from railway station at LeRoy. Soil, dry loam. Acres in meadow, 16; in timber, 2. Small house, not very good condition. Outbuildings: barn, 30x40, with basement; shed. Good well water. Fences, stone and wire. Price, \$2,250. Terms, \$1,500 cash. Name and address of owner, T. R. Brodie, LeRoy, N. Y., R. D. 37.

TOWN OF PEMBROKE

Population 2,301

No. 380—Farm of 138 acres, 1 mile from Corfu P. O. and railway station on line of N. Y. C. R. R. Highways, good. Sandy loam soil. Acres in meadow, 35; tillable, 75; natural pasture, 40; timber, 20, beech and maple,

* Farm is in hands of agent or real estate man.

good size. 50 apple trees and plenty of small fruit. Best adapted to wheat, oats, potatoes and corn. Occupied by tenant. Fences, post, wire and rail, in fair condition. 10-room house. Barn, 32x50, 30x40; horsebarn, 28x30; shop, 16x20; henhouse, 16x40; new milk-

house, 8x8. Watered by well and creek. Price, \$7,500. Terms, \$1,000 cash, balance easy terms. Owner will rent on shares or with option to buy. Name and address of owner. C. T. Pratt, Clifton Avenue, Batavia, N. Y.

GREENE COUNTY

Population 30,214

TOWN OF CATSKILL

Population 9,066

No. 381—Farm of 120 acres, located $\frac{1}{2}$ mile from Catskill P. O., R. D. 1; $3\frac{1}{2}$ miles from railway station at Catskill, on line of W. S. R. R.; $1\frac{1}{2}$ miles from school; 2 miles from Reformed and Methodist churches. Highways, good. Nearest large village, Catskill, population 5,000, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Altitude, 800 feet. Soil, clay loam. Acres in meadow, 85; in natural pasture, 15; in timber, 20, oak, chestnut, white pine and hickory; acres tillable, 85. Fruit, 75 apple, 20 pear, 15 cherry trees, 15 grapevines and 15 hickory nut trees. Best adapted to oats, corn, buckwheat, potatoes and hay. Fences, wood, in good condition. House, 20x24, with cellar and ell, 16x22; house, 16x28, with cellar, in good condition. Barns: haybarn, 28x58, with hay fork; cowbarn, 28x50, with water in it; wagonhouse, 30x52; hayshed, 16x32; granary, 16x16; henhouse, 12x20; woodhouse, 16x20; hogpen, 12x16; all in good condition. Watered, house, by well, short distance, never-failing; barns, by wells; fields, by never-failing brook through center of farm. $\frac{1}{2}$ mile from Kaaterskill Creek. A splendid location for raising stock and poultry. The farm contains an unlimited supply of fine gravel. Occupied by owner. Reason for selling, advanced age and ill health of owner. Price, \$5,600. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address Edwin A. Vedder, Catskill, N. Y., R. D. 1.

TOWN OF COXSACKIE

Population 3,620

No. 382—Farm of about 220 acres and 2 acres muck for fertilizer and pond, located $1\frac{1}{2}$ miles from Climax

P. O., 3 miles from railway station of West Coxsackie, on line of W. S. R. R.; $1\frac{1}{2}$ miles from school; 2 or 3 miles from churches of all denominations. Roads, few hills, good. Nearest villages, Coxsackie and West Coxsackie, about 3 to 4 miles distant, by highway. Surface, rolling to eastward. Soil, mellow loam. 39 acres of timber, hickory, white oak, rock oak, chestnuts and others. Between 300 and 400 apple trees, 100 pear, about 30 plum, and some cherry trees. Can raise rye, oats, corn, buckwheat, potatoes and vegetables of all kinds. Fences, stone, partly good, partly bad. Houses, in fair condition; one of 4 rooms, attic and cellar; one of 9 rooms, 2 cellars. Large barn, with stalls for 4 horses; plenty of timber to build. House watered by spring water piped to door, and well; barn has spring water piped; fields, have running stream for fish, several springs and large pond, or lake, good for boating. Fine view of the Hudson River, 5 miles distant; Catskill Mountains, 15 miles cross country by wagon road. This farm is in a very beautiful location, with fine view; most excellent place for country residence, or for summer boarding house. Good hunting. Occupied by owner. Reason for selling, death of parents and age of present owner. Price, \$5,000. Terms, cash preferred; \$3,000 on first mortgage at 5%. Address owner, Miss Catherine Doolan, Climax, Greene Co., N. Y., or 40 Chestnut Street, Albany, N. Y.

TOWN OF DURHAM

Population 1,475

*No. 383—Farm of 100 acres; $12\frac{1}{2}$ miles from railway station; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from churches; R. D. to farm. Highways, hilly but good. Occupied by tenant. Surface, level, mostly, some side hill. Adapted

* Farm is in hands of agent or real estate man.

to all crops grown in this climate. Acres in meadow, 20; natural pasture, 25; timber, 10, hickory, oak, etc.; acres tillable, 60. Fruit, young and old orchard. Fences, stone wall and wire, fair. House, $1\frac{1}{2}$ stories, 9 rooms, 20x30, wing, 18x20, good condition. Outbuildings: barn, 30x50, with shed; wagonhouse, 30x40. Watered by well and springs. Farm is about 5 miles from Catskill Mountains. Reason for selling, owner in poor health, living in New York. Price, \$1,500. Terms, part cash. Owner will rent on shares. Address E. V. Cook, agent, Preston Hollow, N. Y.

No. 384—Farm of 140 acres, 1 mile from P. O., on line of Catskill Mountain R. R.; 10 miles from railway station; $\frac{3}{4}$ mile from school and churches; R. D. 1 from Freehold; 1 mile from creamery. Highways, good, rolling. Nearest village, Durham, population about 3,000, 1 mile distant, reached by highway. Occupied by owner. Surface of farm, nearly level. Soil, clay loam, fertile. Acres in meadow, 45; in natural pasture, 85; in timber, 10, hemlock, basswood, elm, hickory and beech; acres tillable, 130. Fruit, 100 apple trees, 25 pear trees, variety of plums, some peaches. Best adapted to grass, corn and all kinds of grain. Fences, wire and rail, in good condition. House, 12 rooms, $1\frac{1}{2}$ stories, first-class condition. Barns: 76x30, with basement and stables for 22 cows, 4 horses, box stall; another, 36x30, with basement. Watered, house, by well and cistern; fields, by springs and brook; barn, by cistern. Catskill Mountains and Berkshire Hills visible from lawn. Crystal Lake and others 8 miles distant. This farm is beautifully located; would make an ideal country residence. Price, \$6,000. Terms to suit buyer. Name and address of owner, O. W. Moore, Freehold, N. Y., R. D. 1.

No. 385—Farm of 154 acres, located $1\frac{1}{2}$ miles from station, on line of W. S. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Methodist church; 4 miles from butter factory; $1\frac{1}{2}$ miles from milk station; $1\frac{1}{2}$ miles from Norton Hill village and skimming station. Highways, good. Nearest village, Oak Hill, population 500, distant 3 miles, by highway. Surface, level, sloping slightly to south. Good soil. 50 acres of meadow; 20 acres of natural pasture; 8 acres of timber, of white oak and pine; 125 acres tillable. 150 apple trees and 150 pear

trees, all first-class varieties. Land adapted to raising of rye, corn and oats. Fences, of stone and wire, in good condition. Comfortable 12-room house, $1\frac{1}{2}$ stories, 24x36. Good barn, 72x30; sheephouse, 52x18; wagonhouse, 30x24; granary, 20x16; pigpen, 20x16. House has spring water; barns have water in yard; fields have springs. The Catskill Mountains are 8 miles distant. Farm is located on direct road from Cox-sackie to Catskill. Occupied by owner. Reason for selling, owner is too old to work it. Price, \$4,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Owner will rent for cash or with option to buy. Address Barton Miller, Norton Hill, Greene Co., N. Y.

TOWN OF GREENVILLE

Population 1,556

No. 386—Farm of 105 acres, located 3 miles from Greenville P. O., R. D. 2; 11 miles from railway station at Ravena, on line of W. S. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from Christian, Presbyterian and Episcopal churches; 3 miles from Baptist and Methodist Episcopal churches; $2\frac{1}{2}$ miles from butter factory. Highways, good but rolling. Nearest city, Albany, population 100,000, 22 miles distant, reached by highway, rail from Ravena, or Hudson River boat from Coeymans. Surface of farm, a little rolling. Altitude, 800 feet. Soil, good gravelly loam. Acres in meadow, 35; in natural pasture, 16; in timber, 10, mostly hard wood, beech, maple, etc.; acres tillable, 80. Fruit, apple orchard, 18 and 20 years old, about 325 very productive trees, standard varieties, 18-year-old pear orchard, 135 trees, standard varieties and productive, also cherries, plums and peaches and small fruits. Best adapted to fruit and all crops grown in this climate; a good dairy, hog and poultry farm. Fences, stone walls and wire, in good condition. House, 2 stories, frame, 24x28; $1\frac{1}{2}$ -story extension, 22x30, with ell woodhouse, $16\frac{1}{2}$ x18, painted and with blinds, in first-class condition. Local and long distance telephone in house. Barns: 76x30, with stables for 10 cows and 5 horses, in good condition; carriagehouse, 18x26; grainhouse, 14x18, painted, in first-class condition; henhouse, etc. Watered, house, by running water; barns, by well 11 feet deep; fields, by springs and brook. 12 miles from Catskill Mountains and Hudson River.

Very desirable property, in excellent neighborhood. Occupied by owner. Reason for selling, advanced age and ill health of owner. Price on application. Terms, cash or part cash, balance on mortgage. Address Eugene Spalding, Greenville, Greene Co., N. Y.

TOWN OF NEW BALTIMORE

Population 1,986

No. 387—Farm of 194 acres, situated 3 miles from Ravena P. O., on line of W. S. R. R.; $1\frac{1}{2}$ miles from school; 3 miles from churches; R. D. 1, from Ravena; 5 miles from creamery. Highways, good. Nearest village, Ravena, population 2,000, reached by highway. Occupied by owner. Soil, black ground and gravel. Acres in meadow, 100; natural pasture, 50; timber, 44, pine, oak and chestnut; acres tillable, 150. Fruit, 800 apple trees. Best adapted to corn, rye and oats. Fences, stone wall, woven wire and board. House, 15 rooms, slate roof, first-class condition, closet, bathroom, hot and cold water; also 2 tenant houses. Barn, 50x75; cow barn, 24x75; barn, 24x70; large cider mill; blacksmith shop; hogpen; icehouse. Spring piped to house; barns watered by running water; fields, by springs. Hudson River 4 miles from farm. Price, \$9,000. Terms, to suit purchaser. Address Clifton Bedell, Ravena, N. Y., R. D. 1.

No. 388—Farm of 105 acres, located $1\frac{1}{2}$ miles from Grapeville P. O.; 8 miles from railway station at Coxsackie, on line of W. S. R. R. and Hudson River boats; 8 miles from school; $1\frac{1}{2}$ miles from Baptist church; 5 miles from butter factory. Highways, good, partly State road. Nearest large village, Coxsackie, population 3,000, 8 miles distant, reached by highway. Surface of farm, rolling. Soil, good. Acres in meadow, 54; in natural pasture, 25; in timber, 25, hemlock, pine, chestnut and hard wood; acres tillable, 75. Fruit, 200 apple trees, a few pear, plum and cherry trees, also small fruits. 25 butter-nut trees. Best adapted to rye, buckwheat, oats, potatoes, grass and fruit. Fences, stone and wire, in fair condition. House, 10 rooms and closet, painted, stone cellar, in fair condition; Bell telephone. Barns, ample room, in fair condition. Watered, house, by well; barns, by running water; fields, by springs and creek. Pond of 1 acre, 35 to

40-horsepower. 9 miles from Hudson River; 16 miles from Catskill Mountains. Good locality for boarders. Occupied by owner. Reason for selling, poor health of owner. Will sell stock, about 20 head, farming tools, reasonably. Price, \$35 an acre. Terms, $\frac{2}{3}$ cash, balance to suit purchaser. Address E. D. Steward, Wilton, Greene Co., N. Y.

No. 389—Farm of 123 acres; 2 miles from Grapeville P. O.; 10 miles from railway station; $\frac{1}{16}$ mile from good school on well-traveled public road; R. D. at door; good neighbors within $\frac{1}{16}$ mile; telephone line in neighborhood; Baptist church at Grapeville; other denominations 4 miles away. Highways, hilly but good. Nearest village, Coxsackie, population 3,000, 10 miles distant; Albany, population 100,000, 17 miles distant. Surface, rolling and level. Soil, good, lime-rock formation; naturally well drained. Acres in meadow, 40; in natural pasture, 20; in woods, 10; acres tillable, about 90. About 2 acres in fruit, mostly apples. Best adapted to grass, grain, fruit and poultry raising. As good apples and pears can be raised on this low-priced land as on land costing several times as much. It could be turned into a sheep farm. Watered by springs and wells. Fences, rail, wire and stone, in poor condition. 2 houses, fair condition. 2 small barns. Catskill Mountains 10 miles west; Hudson River 10 miles east. Ready market at door for all poultry, eggs and butter. Grocery and meatman makes bi-weekly trips at door. This farm affords an excellent opportunity for any active, intelligent, thrifty person of moderate means to get as good a farm for the money as can be found anywhere. This farm has been in the family for 40 years, but owing to the death of its former owners, it is offered for sale. Occupied by tenant, but possession can be given at once. Price, \$1,500. Terms, $\frac{2}{3}$ cash, balance on time at $4\frac{1}{2}\%$. Address Frank E. Drumm, Niverville, N. Y.

No. 390—Farm of 150 acres, situated 2 miles from Merway P. O., and 5 miles from New Baltimore railway station, on line of W. S. R. R.; R. D. Highways, good. Good soil, adapted to general farming. Acres tillable, 125; acres timber, 12, chestnut, oak and pine, medium size. Fruit, 75 apple trees and some other fruit. Occupied by tenant.

Fences, stone and rail, fair condition. House, 25x45, wing, 18x20, fair condition. 2 barns, shed and carriagehouse, in medium condition. Watered by spring, stream and pond. Reason for selling, advanced age and poor health of the owner. Price, \$2,200. Terms, $\frac{1}{2}$ cash, balance easy. Owner will rent for cash. Address Spencer Palmer, Medway, N. Y.

No. 391—Farm of 112 acres, 40 rods from Medway P. O., and 5 miles from railway station, on line of W. S. R. R. Highways, good. Soil, clay, gravel,

loam and muck. Acres in meadow, 20; tillable, 75; natural pasture, 15; timber, 7, oak, pine, etc., medium size. Fruit, apples, pears and plums, about 300 trees. Best adapted to general farming or dairying. Fences, mostly stone, in fair condition. House, 30x42, with ell, in fair condition. 2 large barns and outbuildings. Watered, house, by well and cistern; barns, by well and stream; fields, by creek. Reason for selling, advanced age and poor health of owner. Price, \$3,500. Terms, $\frac{1}{4}$ down, balance easy. Owner will rent on shares. Address Spencer Palmer, Medway, N. Y.

HAMILTON COUNTY

Population 4,373

TOWN OF HOPE

Population 258

No. 392—Farm of 160 acres, located $\frac{1}{2}$ mile from Hope P. O.; 8 miles from railway station at Northville, on line of F., J. & G. R. R.; 1 mile from school; $\frac{1}{2}$ mile from Methodist Episcopal church; 8 miles from butter factory; 32 miles from milk station. Highways, fair. Nearest village, Northville, population 1,200, 8 miles distant, reached by highway. Surface of farm, rolling. Altitude, 800 feet. Soil, gravelly. Acres

in meadow, 20; in natural pasture, 40; in timber, 100, hard wood; acres tillable, 20. Fruit, 50 apple trees. Best adapted to corn, oats and potatoes. Fences, good. House, 28x36, in good condition. Barn, 30x40, in good condition. Watered, house, by well; barns, by creek; fields, by springs. Sacandaga River bounds one side of farm. Occupied by owner. Reason for selling, advanced age of owner. Price, \$2,000. Terms, cash. Address Phillip V. Monk, Hope, N. Y.

HERKIMER COUNTY

Population 56,356

TOWN OF HERKIMER

Population 8,797

No. 393—Farm of 100 acres located $3\frac{1}{2}$ miles from Herkimer P. O., R. D. 2; $\frac{3}{4}$ mile from railway station at East Bridge, on line of M. & M. R. R.; $\frac{3}{4}$ mile from school; $3\frac{1}{2}$ miles from churches; $\frac{3}{4}$ mile from milk station. Highways, good. Nearest village, Herkimer, $3\frac{1}{2}$ miles distant, reached by highway and rail. Surface, some rolling, some level. Acres in meadow, 40; in natural pasture, 40; in timber, 20, hard wood; acres tillable, 60. 150 apple trees. Best adapted to corn, potatoes, hay and oats. Fences, wire, in good condition. House, 26x18, wing, 16x16, good condition. Barn, 56x30; horse-barn, 22x36. Watered, house, by well and cistern; barns, by spring; fields, by springs. Farm will carry 30 cows and 1 team of horses the year around. Occupied by owner. Reason for selling, other business. Price, \$5,500. Terms,

\$3,500 cash, balance on time. Address Chas. Callahan, Herkimer, N. Y.

No. 394—Farm of 250 acres, 3 miles from Herkimer P. O. and station, on line of the N. Y. C. & H. R. R. R.; 1 mile from school; 1 mile from church; 3 miles from butter factory. Highways, fairly good. Nearest villages, Herkimer and Poland. Surface, rolling. Soil, good. Most of farm in natural pasture; not much timber; no fruit; excellent for dairy farm purposes. Fences, not very good. House, not in very good condition. Barns, not very good. Farm unoccupied. The farm is watered by springs and a brook which runs along one side of the same. Reason for selling, the owner lives too far away to look after tenants. Price, \$8,000, but owner would consider fair offer. Terms, to suit purchaser. Will rent with option to buy. Address owner, Mrs. C. L. Bartlett, 224 West Huron Street, Chicago, Ill.

No. 395—Farm of 107 acres, located 5 miles from Herkimer P. O. and railway station, on line of N. Y. C. R. R.; 1 mile from school; 5 miles from churches; 2 miles from butter and cheese factories; 5 miles from milk station; 4 miles from condensing plant. Highways, hilly but good. Nearest village, Herkimer, population 8,500, 5 miles distant, reached by highway. Surface, rolling. Soil, yellow loam. Acres in meadow, 40; in natural pasture, 40; in timber, 25, hard wood, basswood and hemlock; acres tillable, 80. Few apple trees. Best adapted to hay, oats and potatoes. Fences, poor. House, small and old. Watered, house and barns, by well. Not occupied. Reason for selling, owner moved to village. Price and terms on application. Will rent with option to buy. Address Mrs. Lucy Sykes, Herkimer, N. Y.

TOWN OF NEWPORT

Population 1,490

No. 396—Farm of 193 acres, located 3 miles from Newport P. O., R. D. 1; 3 miles from railway station at Newport, on line of M. & M. R. R.; $\frac{1}{2}$ mile from school; 3 miles from Catholic, Baptist, Methodist and Universalist churches; 1 mile from butter factory and cheese factory; 3 miles from milk station and condensing plant. Highways, good. Nearest village, Newport, population 500, 3 miles distant, reached by highway. Surface of farm, part level, part rolling. Soil, black slate loam. Acres in meadow, 70; in natural pasture, 100; in timber, 23, hard wood; acres tillable, 150. Fruit, 150 apple, 50 plum and 20 pear trees. Best adapted to hay, corn, oats and garden truck. Fences, wire, in good condition. House, 15 rooms, 40x70, $2\frac{1}{2}$ stories, in first-class condition. Barns: cowbarn, 118x35; horsebarn, 30x40; haybarn, 40x40; granary; henhouse. Watered, house, by well and cistern; barns, by spring water; fields, by springs and plenty of running water. This farm has never been rented. Receipts from dairy, 1910, \$3,000. Occupied by owner. Reason for selling, owner wishes to engage in other business. Price, \$40 per acre. Terms, $\frac{1}{2}$ cash. Owner will rent for cash, tenant to furnish own stock. Address E. E. Richards, Newport, N. Y., R. D.

TOWN OF NORWAY

Population 642

No. 397—Farm of 33 acres, about 10 rods from Norway P. O. and 4 miles from Newport railway station, on line of M. & M. R. R. Highways, good, State road to be built past the farm next year. Soil, clay loam. Acres in meadow, 20; tillable, 30; natural pasture, 13; no timber. Fruit, apples, pears and cherries. Adapted to oats, corn and hay. Occupied by owner. Fences, wire, in good condition. House, large and first-class in every way. Barns, 42x50, 26x32, in first-class condition. Watered, faucet in kitchen; running water in barnyard; spring brook in fields. Reason for selling, death of owner's wife. Price, \$3,300. Terms, \$2,000 down. Name and address of owner, E. C. Ives, Norway, N. Y.

TOWN OF OHIO

Population 527

No. 398—Farm of 156 acres, located 3 miles from Ohio P. O., R. D. 1; 9 miles from railway station at Hinckley, on line of R. W. & O. R. R.; 1 mile from school; 3 miles from Methodist Episcopal church; 4 miles from butter factory and cheese factory; 12 miles from milk station; 20 miles from condensing plant. Highways, good. Surface of farm, level. Altitude, 1,500 feet. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 10; in timber, 50, spruce, hemlock, maple and beech; acres tillable, 100. Best adapted to potatoes, oats, corn, buckwheat, etc. Fences, board and wire, in fair condition. House, large and in good condition. Barns: cowbarn, with basement, 40x50; horse barn, 26x35; sheep barn, 26x30; henhouse, 10x20; main cellar, cement floor, all in good condition. Watered, house and barns, by well; fields, by brook and lake. 5 miles from Adirondack Mountains. 10 rods from West Canada Creek. Very healthful climate. Good place for the cure of tuberculosis. Occupied by tenant; lease expires in spring of 1912. Reason for selling, owner's advanced age. Price, \$2,750. Terms, \$1,000. Will sell for \$2,500 cash. Address Robt. B. Bussey, Prospect, N. Y.

No. 399—Farm of 109 acres, located $2\frac{1}{2}$ miles from Gray P. O., R. D. 1; 11 miles from railway station at Poland, on line of M. & M. R. R.; 1 mile

from school; 3 miles from churches; $\frac{1}{4}$ mile from cheese factory. Highways, rolling but good. Surface of farm, slightly rolling, nearly level. Altitude, 1,200 feet. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 44; in timber, 25, hemlock and spruce; acres tillable, 84. Fruit, a few common fruit trees. Best adapted to hay, potatoes, oats, rye, corn. Fences, board, in fair condition. House, 18x24, wing, 16x20, and wing, 16x24. Barns, 30x42, 30x45, in fair condition. Watered, house and barns, by hydraulic ram; fields, by springs and streams. 16 miles from Adirondack Mountains. Occupied by owner. Reason for selling, poor health of owner and scarcity of help. The price includes all farming implements, 3 cows and a span of horses. Price, \$2,500. Terms, cash. Address T. B. Radley, Cold Brook, N. Y., R. D. 1.

No. 400—Farm of 212 acres, located 1 mile from Gray P. O., R. D. 1; 8 miles from railway station at Poland, on line of M. & M. R. R.; $\frac{1}{4}$ mile from school; 1 mile from churches; 1 mile from cheese factory. Roads, good. Surface of farm, rolling. Altitude, 1,200 feet. Soil, heavy loam. Acres in meadow, 50; in natural pasture, 100; in timber, 62, spruce, hemlock, hard wood; acres tillable, 50. Fruit, apples, crabapples and common fruit. Best adapted to hay, oats, barley, rye and potatoes. Fences, mostly stone walls, some wire. House, 30x60, 1½ stories, in good condition. Barns: 30x60, cement floor in basement; horse barn, 22x30; icehouse, 14x18; hogpen, 15x20. Watered, house and barn, by well; fields, by brook. 15 miles from Adirondack Mountains. Occupied by owner. Reason for selling, poor health of owner and scarcity of help. Price, \$2,500. Terms, \$1,500 cash, balance on

time. Address John Hemstreet, Cold Brook, N. Y.

No. 401—Farm of 170 acres, located 9 miles from Poland P. O., R. D. 1, and railway station, on line of M. & M. R. R.; 1 mile from school; 2 miles from churches; 9 miles from milk station. Highways, good. Surface, rolling, meadows nearly level. Altitude, 1,300 feet. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 90; in timber, 40, hard and soft wood; acres tillable, 100. A few apple trees. Best adapted to oats, rye, buckwheat, corn and potatoes. Fences, wire, in good condition. House, 1½ stories, 22x32, wing, 16x20, in good condition. Barns, one, new, 30x48; one, 44x50, in good condition. Watered, house and barns, by running water; fields, by springs and streams. Occupied by owner. Reason for selling, scarcity of help and poor health of owner's wife. Price, \$2,500. Terms, \$1,500 cash, balance on mortgage, 3 years. Owner will rent for cash or with option to buy. Address Eugene Hemstreet, Cold Brook, Herkimer Co., N. Y.

TOWN OF WARREN

Population 1,071

No. 402—Farm of 107 acres, situated in the vicinity of Warren P. O., and Richfield Springs station, on line of D. L. & W. R. R. Loamy soil, adapted to general farming and stock raising. Some fruit. 25 acres timber; 40 acres meadow; 50 acres tillable. House, barns and outbuildings sufficient for farm and in good repair. Well watered. Fairly fenced. Price, \$2,400. Owner will rent with option to buy. Margaret Crouse, owner, Richfield Springs, N. Y., R. D.

JEFFERSON COUNTY

Population 80,382

TOWN OF CHAMPION

Population 2,704

*No. 403—Farm of 200 acres, located $3\frac{1}{2}$ miles from Copenhagen P. O. and railway station, on line of C. & C. R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches; $\frac{3}{4}$ mile from butter factory

and milk station. Highways, good. Nearest large village, Copenhagen, population 585, $3\frac{1}{2}$ miles distant, reached by rail and highway. Surface, rolling. Soil, clay loam. Acres in meadow, 100; in natural pasture, 60; in timber, 40, mostly beech, some maple; acres tillable, 200. Best adapted to timothy,

* Farm is in hands of agent or real estate man.

clover, corn, oats, etc. Fences, in good condition. House of 9 rooms, in good repair, very warm, good cellar, cistern in cellar. Barn, in fair condition, 34x120, with basement stable, 15x120. Watered by wells. Lake adjoins property. Occupied by tenant. Reason for selling, advanced age of owner. Purchase price includes dairy. Price, \$8,000. Terms, \$2,000 down, balance on easy terms. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 404—Farm of 178 acres, located $3\frac{1}{2}$ miles from Copenhagen P. O.; $3\frac{1}{2}$ miles from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches of various denominations; $\frac{3}{4}$ mile from butter factory and cheese factory; $3\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Copenhagen, population 585, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. Acres in timber, 25, maple; all tillable except woodland. Best adapted to timothy, clover, corn, wheat and oats. Fences, mostly wire, in good condition. House, in good condition. Barns, large and in good condition. Watered, house and barns, by well; fields, by springs, brook and lake. Pleasant Lake at boundary of farm. Price includes 35 cows, 2 horses, harnesses, dairying tools, all hay, straw and corn fodder, 7 hogs. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$8,000. Terms, \$2,500 cash, balance on mortgage at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 405—Farm of 370 acres, located 3 miles from Copenhagen P. O.; 5 miles from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from churches; butter factory and cheese factory on farm. Highways, good. Nearest village, Copenhagen, population 585, 3 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 250; in timber, 50, part hard and part soft; acres tillable, 320. Best adapted to timothy, clover, oats and grain. Fences, excellent. 3 good houses and a cheese factory on farm. Large barns, in excellent condition. Watered, house and barns, by wells; fields, by

springs and creeks. $1\frac{1}{2}$ miles from Pleasant Lake. Will leave 45 cows, 15 head of young cattle, sugaring tools and farming tools. Occupied by owner. Reason for selling, owner unable to give farm proper attention. Price, \$18,500. Terms, \$3,500 cash, balance on mortgage at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 406—Farm of 125 acres, located 3 miles from Copenhagen P. O.; 3 miles from railway station at Copenhagen, on line of C. & C. R. R.; 1 mile from school, churches of various denominations, butter factory and cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Copenhagen, population 585, 3 miles distant, reached by highway. General surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. All tillable. Fruit, a few apple trees. Best adapted to timothy, clover, wheat, corn and oats. Fences, wire, in fair condition. House, medium size, in fair condition. Barns, large, in rather poor condition. Watered, house and barns, by well; fields, by spring and brook. 2 miles from Pleasant Lake. Unoccupied. Reason for selling, owner wishes to engage in other business. Price, \$3,200. Terms, \$500 cash, balance on mortgage at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF CLAYTON

Population 4,028

No. 407—Farm of 99 acres, $3\frac{1}{2}$ miles from Clayton P. O.; $3\frac{1}{2}$ miles from Lafargeville railway station, on line of R. W. & O. branch of N. Y. C.; R. D. from Clayton. Nearest village, Clayton. Highways, fair. Soil, loam and some sand. Acres tillable, 50; natural pasture, 25; timber, 24, hickory, maple, elm, butternut, basswood and pine. Fruit, apples. Best adapted to oats, corn, hay, wheat and dairying. Fences, stone, rail and wire, in fair condition. House, 26x35, wing, 14x20. Barns: one 30x40, and one 12x20, stables for 9 cows and 3 horses. House watered by well; barns, by well; fields, by spring. The buildings are worth price asked for farm. Reason for selling, advanced age of owner. Price, \$2,500. Terms easy. Owner will rent for cash or with option to buy. Ad-

* Farm is in hands of agent or real estate man.

dress. Mrs. Margaret Rogers, Clayton, N. Y., or A. C. Hill, 14 Chestnut Street, Albany, N. Y.

No. 408—Farm of 153 acres, 4 miles from Cape Vincent station and 10 miles from Clayton P. O. This farm is located on Carlton Island; has $\frac{1}{2}$ mile shore front on St. Lawrence River. All fine farming land. House, 2 stories, 20x40, with wing, in good repair. Barn, 30x70, in good condition. Granary, chickenhouse and hoghouse. Watered by St. Lawrence River. Price, \$75 per acre. Terms, \$2,000 cash, balance on time. Name and address of owner, F. L. Hall, Clayton, N. Y.

TOWN OF LORRAINE

Population 940

No. 409—Farm of 90 acres, $4\frac{1}{2}$ miles from Adams and $2\frac{1}{2}$ miles from the village of Loraine; farm called Cherry Hill Farm. House, large and in good condition. Highways, good. Barns, fair size and in good condition. Fences, good. Watered by streams and springs. Fruit, pears, apples, grapes, cherries and plums. Adapted to grain and dairying. Sufficient timber, hemlock and other wood for the use of farm. This is a very desirable farm and can be bought for \$2,400. Owner will rent. For terms, etc., address owner, Mrs. Mary G. Bishop, Adams, N. Y., R. D. 2.

*No. 410—Farm of 220 acres, located 4 miles from Mannsville P. O.; 4 miles from railway station at Mannsville, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; 4 miles from churches; 3 miles from cheese factory. Highways, good. Nearest village, Adams, population 1,458, 5 miles distant, reached by highway. Surface of farm, rolling. Soil, sandy loam. Acres in meadow, 65; in natural pasture, 70; in timber, 35, hemlock, maple and beech; acres tillable, 115. Fruit, 150 apple trees, just beginning to bear. Best adapted to hay and grain. Fences, wire and board, in fair condition. House, medium size, needs repairing. New barn needed. Watered, house and barn, by well; fields, by stream. 9 miles from Lake Ontario. Unoccupied. Reason for selling, to close an estate. Price, \$2,700. Terms, \$1,500 cash, balance on mort-

gage. Address Geo. N. Brown, agent, Watertown, N. Y.

TOWN OF LYME

Population 1,955

*No. 411—Farm of 625 acres, located 3 miles from Three Mile Bay P. O.; 2 miles from railway station at Three Mile Bay, on line of N. Y. C. R. R.; $1\frac{1}{2}$ miles from school; 3 miles from churches, butter factory and cheese factory; $2\frac{1}{2}$ miles from milk station; 4 miles from the village of Chaumont, 600 population, a popular summer resort. Three Mile Bay Creek crosses this farm, thus furnishing plenty of good water. Highways, good. Nearest city, Watertown, population about 26,000, 18 miles distant, reached by rail and highway. Surface of farm, mostly level. Altitude, 305 feet. Soil, clay limestone. Acres in meadow, 400; in natural pasture, 200; in timber, 60, basswood and maple; acres tillable, 400. Best adapted to oats, corn, hay, barley, potatoes, clover and alfalfa. Fences, wire and rail, good condition. House, 10 rooms, 2 stories, excellent condition. Outbuildings, 2 large barns, with ell, good condition. Watered by well and Three Mile Bay Creek. Farm is 4 miles from Lake Ontario. Reason for selling, to close an estate. Price, \$19,000. Terms, \$5,000 or more, cash, balance on bond and mortgage at $5\frac{1}{2}\%$. All stock is included in above price. Address Edward Z. Anthony, agent, Mannsville, N. Y.

*No. 412—Farm of 1,400 acres, located 4 miles from Chaumont P. O. and railway station, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; 4 miles from churches, butter factory and milk station; 1 mile from cheese factory. Highways, good. Nearest city, Watertown, population about 26,000, reached by rail and highway. Surface, level. Altitude, 460 feet. Soil, clay limestone. Acres in meadow, 1,000; in natural pasture, 400; in timber, 100, second growth; acres tillable, 1,000. Small amount of fruit. Best adapted to oats, barley, corn, potatoes, peas, buckwheat and dairying. Fences, wire and rail, good condition. House, medium size, good condition. Outbuildings, first-class stock barn and stables. Watered by well and creek. This farm is lo-

*Farm is in hands of agent or real estate man.

ated 4 miles from Lake Ontario. Occupied by tenant. Reason for selling, to close an estate. 45 head of stock included in price. Price, \$22.50 per acre. Terms to suit purchaser. Good place for colony. Address Edwin Z. Anthony, agent, Mannsville, N. Y.

TOWN OF PHILADELPHIA

Population 1,640

No. 413—Farm of 152 acres, located $2\frac{1}{2}$ miles from Philadelphia P. O.; 2 miles from railway station at Philadelphia, on line of N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from churches; 2 miles from cheese factory; $2\frac{1}{4}$ miles from milk station. Highways, good. Nearest village, Philadelphia, population about 900, $2\frac{1}{2}$ miles distant, reached by highway. Surface, level, a little rolling. Soil, principally clay. Acres in meadow, 110; in natural pasture, 42; acres tillable, all. Best adapted to hay and grain. Fences, rail and wire. House, 25x50, with wing, in good condition. Barn, 30x70, with ell, 30x50; barn, 30x40; horse barn, 30x40; granary and hoghouse. Watered by well. Occupied by owner. Reason for selling, scarcity of help. Price, \$60 per acre, including 22 cows. Terms, cash. Address John Parker, Philadelphia, N. Y.

*No. 414—Farm of 220 acres, located 2 miles from Philadelphia P. O.; 1 mile from railway station at Sterlingville, on line of N. Y. C. & H. R. R. R.; 40 rods from school; 1 mile from churches and butter factory; cheese factory on farm; 1 mile from milk station. Highways, good. Nearest village, Philadelphia, population 900, 2 miles distant, reached by highway. Surface of farm, rolling. Soil, clay loam. Acres in meadow, 180; in timber, 15; all tillable. Fruit, a few apple trees. Best adapted to timothy, clover, oats and grain. Fences, mostly wire, in good condition. House, 14 rooms, excellent cellar, in good condition. Barns: cow barn, 40x70, basement stable, 40x70, concrete floor; horse barn, 32x110; new silo, 14x30; all in good condition. Watered, house, by running spring water; barns, by spring; fields, by springs and creek. Black Creek traverses farm. Occupied by tenant; lease

expires November 1, 1911. Reason for selling, to settle an estate. Price, \$14,300. Terms, \$5,000 cash, balance on mortgage at 5%. Address J. H. Mc-Lear, agent, Gouverneur, N. Y.

TOWN OF BODMAN

Population 1,128

*No. 415—Farm of 193 acres, located 1 mile from Worthville P. O.; 8 miles from railway station at Adams, on line of N. Y. C. & H. R. R. R.; 1 mile from school, churches, cheese factory and milk station. Highways, good. Nearest village, Adams, population 1,458, 8 miles distant, reached by highway. Surface of farm, slightly rolling. Soil, gravelly loam. Acres in timber, 25, mostly first growth maple. All except woodland tillable. Fruit, a few apple trees. Best adapted to timothy, clover, oats and corn. Fences, in good condition. House, 7 rooms, good cellar. Barns: cow barn, 55x90, concrete floor; 35x42; in good condition. Watered, house, by cistern in cellar and well; barns, by well; fields, by creek through pasture. Will leave hay and fodder and some implements but no dairy. Unoccupied. Reason for selling, advanced age of owner. Price, \$4,000. Terms, \$500 cash, balance on mortgage at 5%. Address J. H. Mc-Lear, agent, Gouverneur, N. Y.

TOWN OF RUTLAND

Population 1,862

*No. 416—Farm of 300 acres, located 7 miles from Watertown P. O.; 7 miles from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{4}$ mile from school; 1 mile from churches; $1\frac{1}{2}$ miles from butter factory and cheese factory. Highways, good. Nearest city, Watertown, population 26,000, 7 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. Acres in meadow, 150; in timber, 75, beech, maple and hemlock; acres tillable, 225. Several apple trees. Best adapted to timothy, clover, corn, wheat and oats. Fences, mostly wire, in good condition. House, 10 rooms, in good repair. Barn, 40x90, in good condition. Watered, house, by well and spring in cellar; barn, by well; fields, by springs and brooks. Will leave 25

* Farm is in hands of agent or real estate man.

cows, hay, straw and fodder. Occupied by owner. Price, \$7,500. Terms, \$2,500 cash, balance on mortgage at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF THERESA

Population 2,036

*No. 417—Farm of 99 acres, located 2 miles from Theresa P. O. and railway station, on line of N. Y. C. R. R.; 1 mile from school; 2 miles from church; 1 mile from milk station and condensing plant. Highways, good. Nearest large village, Theresa, population 932, 2 miles distant, reached by rail and highway. Surface, generally level, some rolling. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 60; acres tillable, 99. Best adapted to timothy, clover, corn, small grain, etc. Fences, in good condition. House, good size, in good condition. Barn, 30x40, with 13 stanchions and 4 horse stalls. Watered by well. Creek at one corner of the property. Occupied by tenant. Reason for selling, ill health of owner. Purchase price includes dairy. Price, \$2,400. Terms, cash. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF WILNA

Population 6,218

No. 418—Farm of 275 acres, located 3 miles from Carthage P. O., R. D. 1; 2 miles from railway station at Carthage, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 3 miles from churches and milk station. Highways, stone. Nearest village, Carthage, population 3,800, 3 miles distant, reached by highway. Soil, stony and black loam. Acres in meadow, 75; in natural pasture, 100; in timber, 20, hard wood; acres tillable, 150. Best adapted to oats and corn. Fences, wire and stone wall. House, 1½ stories, in good condition. Horse barn, 30x40; large barn, 30x80, in good condition. Watered, house, by well; barns and fields, by creek. Occupied by tenant. Reason for selling, to settle an estate. Price, \$6,000. Address P. J. Rynolds Estate, Carthage, N. Y.

No. 419—Farm of 101 acres, located at Natural Bridge, 6 miles from Car-

thage P. O., R. D. 1; 6 miles from railway station at Carthage, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 2 miles from churches; 1 mile from butter factory and cheese factory; 2 miles from milk station. Highways, stone and gravel. Nearest village, Carthage, population 3,800, 6 miles distant, reached by highway. Soil, black loam. Acres in meadow, 50; in natural pasture, 50; in timber, 10, maple and hard wood; acres tillable, 50. Fruit, 10 apple trees. Best adapted to oats. Fences, wire and stone wall, in good condition. House, 1½ stories, in fair condition. Barn, 30x40, with linter, in good condition. Watered, house, by well; barns, by well and spring; fields, by small stream. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,000. Address Lalor Sarvy, Carthage, N. Y.

No. 420—Farm of 92 acres, located 6 miles from Carthage P. O., R. D. 1; 6 miles from railway station at Carthage, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 2 miles from churches; 1 mile from butter factory and cheese factory; 2 miles from milk station. Highways, stone and gravel. Nearest village, Carthage, population 3,800, 6 miles distant, reached by highway. Soil, black loam. Acres in meadow, 30; in natural pasture, 60; in timber, 10, hard wood; acres tillable, 30. Best adapted to oats. Fences, wire and stone wall. House, 1½ stories, in good condition. Watered, house and fields, by creek. Occupied by tenant. Reason for selling, owner has other business. Price, \$1,500. Address Lalor Sarvy, Carthage, N. Y.

TOWN OF WORTH

Population 597

No. 421—Farm of 170 acres, 1 mile from Worth P. O.; 8 miles from Adams station, on N. Y. C. R. R. Gravelly loam soil. Adapted to grass and grain. 600 large sugar maple trees. Large house. 2 barns, in first-class condition. Watered by well, brooks and springs. Good rail and wire fences. Situated on main road between villages of Worth and Lorraine, and is a fine dairy farm. Price, \$6,000. Terms, ½ cash, balance on easy terms. Owner, E. E. Greenley, Adams, N. Y., R. D.

* Farm is in hands of agent or real estate man.

No. 422—Farm of 100 acres, 8 miles from Adams P. O., R. D. 1; 100 rods from church. Highways, in excellent condition. Soil, gravel and clay loam. Acres, meadow, 55; pasture, 40; timber, 5. House, 16x24. Barns, recently burned. Sufficient timber on place to furnish material for new barn. Watered by 2 creeks and spring. Fences, wall and rails, well fenced all around and cross fences. This is a fine farm and will be sold very cheap on account of loss of barns. Price, \$1,800. Terms, \$1,000 down and the balance to suit the purchaser. Owner will rent. Will also sell store with farm, if desired. Name and address of owner, Daniel Groves, Adams, N. Y.

No. 423—Farm of 50 acres, located at Worth, 8 miles from railway station at Adams, on line of R. W. & O. R. R.; 40 rods from school; 20 rods from church; 100 rods from butter and cheese factory; 30 rods from store and post office; 8 miles from milk station and milk condensing plant. Highways, good. Surface, rolling, State road will soon pass farm. Soil, loam. Acres in meadow, 30; natural pasture, 20; timber, 5, maple; acres tillable, 40. Fruit, 20 apple trees. Best adapted to potatoes, oats and barley. Fences, wire and rail. House, 1½-story, 26x30. Outbuildings: barn, 30x40, wing, 26x30; henhouse, 18x24. Watered by well and creek. Sandy Creek runs through farm. Occupied by owner. Price includes farming utensils, 5 cows and 20 tons of hay, water power privilege and sugar utensils. Reason for selling, advanced age of owner. Price, \$1,250. Terms, \$700 down, balance on mortgage. Address L. W. Overton, Worth, Jefferson Co., N. Y.

No. 424—Farm of 200 acres, located 1 mile from Worth P. O.; 9 miles from

railway station at Adams, on line of R. W. & O. R. R.; 1 mile from school, churches and cheese factory. Highways, good. Nearest large village, Adams, population about 1,458, reached by highway. Surface, rolling. Soil, gravelly loam. Acres in meadow, 70; natural pasture, 120; timber, 10, mostly hard wood; acres tillable, 100. Fruit, apples and cherries. Best adapted to hay, small grains and potatoes. Fences, rail and wire. Outbuildings: barn, 36x80, with wing, 24x60, fair condition; barn, 30x34. Watered by well, springs and brooks. Salmon and Deer Rivers, 5 miles from farm. Occupied by owner. Farm will carry 30 cows. Price, \$1,500. Terms, \$1,000 down, balance on time. Address Milton W. Ramsey, Worth, N. Y.

No. 425—Farm of 83½ acres, located 3½ miles from Lorraine P. O., R. D. 1; 8 miles from railway station at Adams, on line of R. W. & O. R. R.; 1 mile from school; ¼ mile from church; 1½ miles from cheese factory; 2 miles from milk station; 3½ miles from condensing plant. Highways, good. Nearest large village, Adams, population 1,458. Surface, mostly level, some rolling. Soil, clay, loam and gravel. Acres in meadow, 50; in timber, 5, birch and maple; acres tillable, 50. 18 apple trees. Best adapted to oats, barley, potatoes and corn. Fences, in good condition. House of 9 rooms, newly shingled. Barn, 30x42, stable under for 13 head of cattle. Watered by well. Occupied by owner. Reason for selling, owner has other business. Will sell the farming tools and cows for just what they are worth, or such part of them as the buyer desires. Any person interested will be met at Adams, N. Y., if owner is notified in time. Price, \$1,600. Owner will rent with option to buy. Address J. W. Reynolds, Evans Mills, N. Y.

LEWIS COUNTY

Population 24,849

TOWN OF DENMARK

Population 1,889

*No. 426—Farm of 194 acres, located 2½ miles from Copenhagen P. O. and railway station, on line of C. & C. R. R.; ½ mile from school; 2½

miles from cheese factory; 75 rods from milk station; 2½ miles from condensing plant. Highways, good. Nearest village, Copenhagen, population 1,000, 2½ miles distant, reached by rail and highway. Surface, rolling. Soil, clay loam. Acres in meadow, 160; in

* Farm is in hands of agent or real estate man.

timber, 30, mostly maple and beech, some cedar; acres tillable, 160. Best adapted to hay, corn, small grains, etc. House, 9-room, in good condition, good cellar. Barns, in very good condition. Watered, house, by well; barns, by running water. Price, \$9,000, includes dairy. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 427—Farm of 250 acres, located at limits of Copenhagen village, $\frac{1}{2}$ mile from railway station, on line of C. & C. R. R.; $\frac{1}{2}$ mile from school and churches; $\frac{3}{4}$ mile from cheese factory and milk station, reached by highway. Surface, rolling. Soil, clay loam. Acres in meadow, 160; in natural pasture, 90; in timber, 30, maple, elm and hemlock; acres tillable, 220. Best adapted to timothy, clover, corn, small grain, etc. Fences, in good condition. Good house. Barns in good repair. Watered, by well; fields, by springs. Deer River borders farm. Occupied by owner. Reason for selling, old age of owner. Price includes dairy. Price, \$10,500. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 428—Farm of 95 acres, located $1\frac{1}{2}$ miles from Copenhagen P. O. and railway station, on line of C. & C. R. R.; $1\frac{1}{2}$ miles from school, churches and cheese factory. Highways, good. Nearest village, Copenhagen, population, 1,000, $1\frac{1}{2}$ miles distant, reached by rail and highway. Surface, rolling. Soil, clay loam. Acres in meadow, 75; in natural pasture, 20; in timber, 6, mostly second growth maple; acres tillable, 75. Best adapted to hay, corn, small grains, etc. Fences, in good condition. House, 5 rooms, in good condition, good cellar. Cow barn, 40x60. Watered by wells. Occupied by owner. Reason for selling, old age of owner. Purchasing price includes dairy. Price, \$4,000. Would trade for house and few acres of land near good village. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 429—Farm of 287 acres, located 2 miles from Copenhagen P. O.; 2 miles from railway station at Copenhagen, on line of C. & C. R. R.; 1 mile from school; 2 miles from churches and butter factory. Highways, good. Nearest village, Copenhagen, population 900, 2 miles distant, reached by rail or high-

way. Surface of farm, rolling. Soil, loam. Acres in meadow, 125; in natural pasture, 50; in timber, 25, hard and soft; acres tillable, 250. Fruit, a few apple trees. Best adapted to timothy, clover, oats and corn. Fences, good. House, in fair condition. Barn, large, in poor condition. Watered, house and barns, by well; fields, by springs and river. Deer River bounds farm. Occupied by tenant; lease expires November 1, 1911. Reason for selling, owner cannot give farm proper attention. Price, \$9,000. Terms, \$1,500 cash, balance on mortgage at 5%. Will leave 30 cows, all hay, straw and fodder. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 430—Farm of 75 acres, located $\frac{1}{2}$ mile from Copenhagen P. O.; $\frac{1}{2}$ mile from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{4}$ mile from churches; $\frac{1}{2}$ mile from butter factory, cheese factory and milk station. Highways, good. Nearest village, Copenhagen, population 900, $\frac{1}{2}$ mile distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 73; in timber, 2, maple; all tillable except woodland. Fruit, a few apple trees. Best adapted to timothy, clover, oats and grain. Fences, wire, in good condition. House, 14 rooms, furnace, bath, hot and cold water, lavatory, sewer, city water. Barns, 36x60; horse barn, 30x60, with ell, 30x40, concrete floor; all buildings in fine condition. Watered, house and barns, by city water; fields, by well and windmill. $\frac{1}{8}$ mile from Deer River. Good location for milk route. Unoccupied. Will leave farm tools. Price, \$10,000. Terms, \$5,000 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 431—Farm of 91 acres, located $\frac{1}{2}$ mile from Copenhagen P. O.; $\frac{1}{2}$ mile from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{2}$ mile from school, butter factory and cheese factory. Highways, good. Nearest village, Copenhagen, population 900, $\frac{1}{2}$ mile distant, reached by highway. Surface of farm, rolling. Soil, loam. All tillable except woodland. Best adapted to timothy, clover, oats and grain. Fences, good. House, good size and in good condition. Large barn, in good condition. Watered, house and barn, by well.

* Farm is in hands of agent or real estate man.

Good sugar bush. Occupied by tenant. Reason for selling, owner does not wish to work farm. Will leave 14 head of cattle, hay, straw and fodder. Price, \$4,500. Terms, \$1,500 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 432—Farm of 276 acres, located 1¼ miles from Copenhagen P. O.; 1¼ miles from railway station at Copenhagen, on line of C. & C. R. R.; 1¼ miles from butter factory, cheese factory and milk station. Highways, good. Nearest village, Copenhagen, population 900, 1¼ miles distant, reached by highway. Surface of farm, rolling. Soil, loam. All tillable. Best adapted to timothy, clover, oats and grain. Fences, good. House, good size, in first-class condition. Large barn, in excellent condition. Watered, house and barns, by well; fields, by springs. Near Deer River. Farm will keep 50 cows. Occupied by owner. Will leave 30 cows, hay, straw, fodder and part of grain. Reason for selling, owner wishes to retire. Price, \$15,500. Terms, \$5,000 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 433—Farm of 100 acres, located 1 mile from Copenhagen P. O.; 1 mile from railway station at Copenhagen, on line of C. & C. R. R.; 1 mile from school, churches, butter factory, cheese factory and milk station. Highways, good. Nearest village, Copenhagen, population 900, 1 mile distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. All tillable. Fruit, several apple trees. Best adapted to timothy, clover, corn, wheat and oats. Fences, wire, in good condition. House, 12 rooms, in excellent condition. Large barn, with full basement stable, in good condition. 1 mile from Deer River, 2½ miles from Pleasant Lake. Occupied by owner. Reason for selling, advanced age of owner. Will leave hay, straw, corn, grain, all farming tools, 12 cows, 8 yearlings. Price, \$10,000. Terms, \$3,000 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF DIANA

Population 2,279

*No. 434—Farm of 120 acres located ¼ mile from Sterlingbush P. O.

and railway station, on line of N. Y. C. R. R.; ½ mile from school; 2½ miles from churches; ¾ mile from milk station and cheese factory. Highways, good. Nearest village, Carthage, population 6,000, 15 miles distant, reached by highway. Surface, level. Soil, light, mucky loam. Acres in meadow, 75; in natural pasture, 45; in timber, 8; acres tillable, 90. Best adapted to corn, hay, grain, etc. Good fences. 8-room house, with woodshed, in good condition. Watered, house and barns by well. Barns in good condition. Indian River borders back end of farm. Occupied by owner. Reason for selling, old age of owner. Price includes dairy. Price, \$3,000. Terms, \$700 down, or house taken in part payment. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF HARRISBURG

Population 686

*No. 435—Farm of 135 acres, located 7 miles from Copenhagen P. O.; 7 miles from railway station at Copenhagen, on line of C. & C. R. R.; 1 mile from school, Catholic and Protestant churches, butter factory and cheese factory; 7 miles from milk station. Highways, good. Nearest village, Copenhagen, population 900, 7 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. Acres in meadow, 60; all tillable. Fruit, several apple trees. Best adapted to timothy, clover, corn, wheat and oats. House, 7 rooms, in good repair. Cow barn, 42x54, in good condition. Watered, house, by well and cistern in cellar; barn, by well; fields, by 2 springs. Unoccupied. Reason for selling, owner has other business. Price, \$3,000. Terms, \$500 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

*No. 436—Farm of 156 acres, located 3 miles from Copenhagen P. O.; 3 miles from railway station at Copenhagen, on line of C. & C. R. R.; 3 miles from school, churches, butter factory and cheese factory. Highways, good. Nearest village, Copenhagen, population 900, 3 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in timber, 10, maple and beech; all tillable, except woodland. A few

* Farm is in hands of agent or real estate man.

apple trees. Best adapted to timothy, clover, oats and corn. Fences, good. House, 9 rooms, in good condition. Cow barn, 30x110, with leanto, 16x110; horse barn, 30x40. Watered, house and barn, by wells; fields, by springs. Occupied by tenant. Reason for selling, owner has other business. Will leave 19 cows and bull, hay, straw and fodder. Price, \$4,500. Terms, \$1,500 cash, balance at 5%. Address J. H. McLear, agent, Gouverneur, N. Y.

*No. 437—Farm of 125 acres, located 7 miles from Copenhagen P. O.; 7 miles from railway station at Copenhagen, on line of C. & C. R. R.; $\frac{1}{4}$ mile from school; 1 mile from churches; $\frac{1}{4}$ mile from butter factory and cheese factory. Highways, good. Nearest village, Copenhagen, population 900, 7 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in timber, 10, mostly maple; all tillable except woodland. Best adapted to timothy, clover, oats and corn. Fences, mostly wire, in good condition. House, 11 rooms, good cellar, in good condition. Barns, cow barn, 46x104, with leanto. Watered, house, by well; barns, by water piped from spring; fields, by springs and creek. Occupied by tenant. Reason for selling, advanced age of owner. Will leave 21 cows, hay, straw and fodder, farming tools. Price, \$5,000. Terms, \$2,500 cash, balance at 5%. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF HIGHMARKET

Population 409

*No. 438—Farm of 266 acres, located 8 miles from Constableville P. O. and railway station, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from cheese factory. Highways, good. Nearest village, Constable, population 900, 8 miles distant, reached by highway. Surface, rolling. Acres in meadow, 100; in timber, 135, primitive forest of hard and soft timber. Best adapted to hay, corn, small grain, etc. Fences, good. Large $2\frac{1}{2}$ -story frame house. Barns in good repair. Watered, house, by well; barns, by running water. Fish Creek runs through farm. Occupied by owner. Reason for selling, old age of owner. Price includes dairy. Price, \$5,000. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF LOWVILLE

Population 3,875

No. 439—Farm of 100 acres, located 5 miles from Lowville P. O.; $3\frac{1}{2}$ miles from post office and railway station at Costerland, on line of R. W. & O. R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches; $1\frac{1}{2}$ miles from butter and cheese factories; 1 mile from milk station. Good smooth road. Nearest village, Lowville, population 4,000, 5 miles distant, reached by highway. Surface, level. Altitude, 870 feet. Soil, first-class. Acres in meadow, 30; in natural pasture, 10; in timber, 10; acres tillable, 50. Best adapted to dairying and general farming. Fences, good. House, good size and good condition. Watered, house, by well; barns, by well; fields, by springs. Occupied by tenant. Reason for selling, poor health of owner. Price, \$4,500. Terms, cash. Owner will rent on shares, or with option to buy. Address Charles S. Reed, Lowville, N. Y.

*No. 440—Farm of 89 acres, located 1 mile from Lowville P. O.; 1 mile from railway station at Lowville on line of N. Y. C. & H. R. R. R.; 1 mile from school (Academy); 1 mile from churches of all denominations, butter factory, cheese factory, milk station and condensing plant. Highways, good. Nearest village, Lowville, population 4,000, 1 mile distant, reached by highway. Surface of farm, slightly rolling, mostly level. Altitude, 800 feet. All tillable. Adapted to general farming. Fences, good. No house. Good barn, 80x40, with linter, 15x18. Watered, barns by running water. Reason for selling, owner lives in Wisconsin. Price, \$2,700. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address, Henry F. Weber, agent, Weber Block, Lowville, N. Y.

*No. 441—Farm of 112 acres, located $1\frac{1}{2}$ miles from Lowville P. O.; $1\frac{1}{2}$ miles from railway station at Lowville, on line of N. Y. C. & H. R. R. R.; $1\frac{1}{2}$ miles from Lowville Academy, and other schools; $1\frac{1}{2}$ miles from churches of all denominations, butter factory, cheese factory, milk station and condensing plant. Highways, good. Nearest village, Lowville, population 4,000, $1\frac{1}{2}$ miles distant, reached by highway.

* Farm is in hands of agent or real estate man.

Surface of farm, slightly rolling, mostly level. Altitude, 800 feet. Soil, loam on top of lime rock. Acres in meadow, 40; in natural pasture, 50; acres tillable, 100. Adapted to general farming. Fences, good. House, 6 rooms, in good condition. Barn, large, 3 in 1, in good condition. Watered, house, by well; barns, by running water; fields, by running water. 2 miles from Black River. 20 first-class cows, some calves, hay and grain go with farm at price given. Occupied by tenant; lease expires November 1, 1911. Reason for selling, owner is a widow and a non-resident. Price, \$6,500. Terms, $\frac{1}{2}$ cash, balance at 5%. Address Henry F. Weber, agent, Weber Block, Lowville, N. Y.

*No. 442—Farm of 120 acres, located 4 miles from Lowville P. O.; 4 miles from railway station at Lowville, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 4 miles from churches of all denominations; 3 miles from butter factory, cheese factory, milk station and condensing plant. Highways, good. Nearest village, Lowville, population 4,000, 4 miles distant, reached by highway. Surface of farm, slightly rolling, mostly level. Altitude, 850 feet. Soil, loam. Acres in meadow, 40; in natural pasture, 50; all tillable. Best adapted to corn, oats, barley and general products. Fences, in good condition. House, 9 rooms, in good condition. Large barn, in good condition. Watered, house, barn and fields, by running water. 3 miles from Black River. This farm will keep 25 cows. 16 cows, hay and straw go with the farm at price given. Occupied by tenant; lease expires November 1, 1911. Reason for selling, owner a widow. Price, \$7,500. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address Henry F. Weber, agent, 100 State Street, Lowville, N. Y.

TOWN OF MONTAGUE

Population 531

No. 443—Farm of 350 acres, located 10 miles from Copenhagen P. O., R. D. 2, and station, on line of C. & C. R. R.; $\frac{1}{4}$ mile from Catholic and Protestant churches; $\frac{1}{4}$ mile from cheese factory. Highways, good, somewhat hilly. Village of New Boston, population of 750, 3 miles distant, by

highway. Surface of farm, hilly. Soil, clay and loam. 85 acres of meadow; 100 acres of natural pasture; 40 acres of timber, hard and soft wood; 25 acres tillable. No fruit. Adapted to raising hay, oats, barley and potatoes. Good wire fences. Good frame house, 32x20, wing and woodhouse, 30x18, newly painted, with 3 porches. One cow barn, 80x44; one horse barn, with basement, 40x30. House has well and cistern; barns and fields, watered by river. The Deer River runs through the farm. Owner has 40 head of cattle, 5 horses and 20 hogs, which he will sell at small price and on easy terms to purchaser of farm. Occupied by owner. Reason for selling, poor health of owner. Price, \$12 per acre. Terms, $\frac{1}{2}$ cash, and time on balance. Owner will rent with option to buy. Address John E. Murphy, Copenhagen, N. Y., R. D. 2.

TOWN OF NEW BREMEN

Population 1,609

No. 444—Farm of 280 acres, located 1 mile from Beaver Falls P. O., and railway station at Beaver Falls, on line of Lowville and Beaver River R. R.; 1 mile from school, church and milk station. Highways, good. Nearest large village, Lowville, population 4,000, 8 miles distant, reached by rail and highway. Surface of farm, level and rolling. Soil, sandy. Acres in meadow, 40; in natural pasture, 40; in timber, 200. Best adapted to potatoes and grain. Fences, wire and post. Watered by small creek. Beaver River, $\frac{1}{2}$ mile from farm. Unoccupied. Price, \$2,400. Terms, to suit purchaser. Address Clara S. Itterly, Irvington, N. Y., Box 66.

TOWN OF PINCKNEY

Population 806

No. 445—Farm of 169 acres, located 3 miles from Copenhagen P. O., R. D. 2; 3 miles from railway station at Copenhagen, on line of Copenhagen R. R.; $\frac{1}{4}$ mile from school; 3 miles from churches; $\frac{1}{2}$ mile from cheese factory; 3 miles from milk station. Highways, stone road. Nearest city, Watertown, population, 26,000, 14 miles distant, reached by highway or railway from Copenhagen. Surface of farm, mostly

* Farm is in hands of agent or real estate man.

level, one hill on south side. Altitude, 800 feet. Soil, good clay and gravel loam. Acres in meadow, 50; in natural pasture, 50; in timber, 25, mostly maple; acres tillable, 80. Fruit, some apples. Best adapted to hay, grain, potatoes and corn. Fences, mostly wire, in good condition. House, 2 stories, upright and wing, each 18x24, with wood-house attached. Barn, 44x80, in good condition; horse barn, 30x40. Watered, house, by well; barns, by running water; fields, by springs and brook. 1 mile from Deer River, 10 miles from Black River. Occupied by tenant. Reason for selling, owner cannot work farm. Price, \$4,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address O. J. Woolworth, P. O., Watertown, N. Y., or Mary R. Gregg, Barnes Corners, N. Y.

*No. 446—Farm of 82 acres, located 2 miles from Barnes Corners P. O.; $7\frac{1}{2}$ miles from railway station at Copenhagen, on line of C. & C. R. R.; 1 mile from school; 2 miles from Catholic and Protestant churches; $1\frac{1}{2}$ miles from butter factory, and cheese factory. Highways, good. Nearest village, Copenhagen, population 900, $7\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, clay loam. Acres in meadow, 50; in timber, 20, maple and beech; all tillable, except woodland. Fruit, a few apple trees. Best adapted to corn, oats, wheat, fruit, timothy, clover. House, 8 rooms, in good condition. Barns, in good condition. Watered, house, by well, and good spring in cellar; barns, by 2 wells; fields, by several springs. Occupied by owner. Reason for selling, ill health of owner. Price, \$2,500. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF TURIN

Population 1,080

No. 447—Farm of 325 acres, located $2\frac{1}{2}$ miles from P. O.; 2 miles from railway station at Houseville, on line of Glenfield and Western R. R.; 1 mile from school and cheese factory; $\frac{1}{2}$ mile from churches; 5 miles from milk station; $3\frac{1}{2}$ miles from butter factory. Highways, in good condition. Nearest large village, Lowville, 10 miles distant, reached by rail and highway. Surface, mostly level, somewhat rolling to

south and east. Altitude, about 1,200 feet. Soil, clay loam. Acres in meadow, 100; in timber, 80, mostly hard wood. Acres tillable, 150. Fruit, about 10 apple trees. Best adapted to grass, potatoes, barley and oats. Fences, barbed wire and rail. House, 22x24, new. Out-buildings, 2 barns, 30x40, one in good condition, the other needing some repairs. Watered, house and barn, by well; fields, by springs and streams. This farm has carried a dairy of 35 cows, beside young stock and teams. Sugar bush on place. Good spring across road from house. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$10 per acre. Owner will rent on shares. Address J. Lucius Seymour, Lyons Falls, N. Y.

TOWN OF WATSON

Population 757

No. 448—Farm of 200 acres, 3 miles from Chase Lake P. O.; 2 miles from school and church. Highways, good. 12 miles from Lowville. Unoccupied. Level surface. Soil, sandy loam. Acres in natural pasture, 100; in timber, 50; all tillable, except timber land. Best adapted to potatoes, oats, dairying and sheep. Some wire fence. Watered by lake. Price, \$5 per acre. Terms easy. Reason for selling, owner has too much land. Address Leroy Crawford, Chase Lake, N. Y.

No. 449—Farm of 200 acres, 2 miles from Chase Lake P. O.; 12 miles from Lowville, population 4,000, reached by good highway. Surface, level. Soil, sandy loam. Acres in meadow, about 100; acres tillable, 100. Best adapted to dairying, oats and potatoes, also sheep raising. Hay shed. Plenty of water of excellent quality, springs and streams. Price, \$5 per acre. Terms easy. Reason for selling, owner has too much land. Address Leroy Crawford, Chase Lake, N. Y.

No. 450—Farm of 21 acres, 1 mile from Chase Lake P. O.; 6 miles from railway station at Glenfield, on line of Utica & Black River R. R.; $\frac{1}{8}$ mile from school; near churches; 1 mile from cheese factory; 7 miles from milk station. Highways, good. Nearest village, Lowville, population 4,000, 10 miles

* Farm is in hands of agent or real estate man.

distant, reached by highway. Surface of farm, level. Altitude, 1,250 feet. Soil, sandy loam. Acres in meadow, 10; in natural pasture, 11; acres tillable, 21. Best adapted to corn, potatoes and oats. Fences, wire, in fair condition. House, large, in good condition. Barn, 30x40, new, with basement. Watered, house and barn, by well, $\frac{1}{8}$ mile from Independence Creek. Other land without buildings for sale near this farm. Occupied by owner. Reason for selling, owner wishes to move to city. Price, \$1,200. Terms, $\frac{1}{4}$ cash, balance in 3 annual payments. Owner will rent with option to buy. Address Mrs. G. H. Gould, Chase Lake, N. Y.

No. 451—Farm of 150 acres, located 1 mile from Chase Lake P. O.; 7 miles from railway station at Glenfield, on line of U. & B. R. R.; $\frac{1}{8}$ mile from school; $\frac{1}{16}$ mile from Methodist church; 1 mile from cheese factory; 7 miles from milk station. Highways, good. Nearest village, Lowville, population 4,000, 10 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,290 feet. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 110; all tillable. Best adapted to potatoes, corn and oats. Fences, wire, in good condition. House, fair size, nearly new. Barn, 30x40, basement, in good condition. Watered, house and barn, by well; fields, by creek. Independence Creek joins farm. Occupied by owner. Reason for selling, owner has other business. Price, \$1,500. Terms, part cash. Address Charles Kelley, Chase Lake, N. Y.

No. 452—Farm of 200 acres, 2 miles from Chase Lake P. O.; 7 miles from station; 2 miles from school; 12 miles from Lowville, population 4,000, reached by highway. Highways, good. Level surface. Soil, sandy loam. Acres in natural pasture, 50. Best adapted to potatoes, oats, dairying and sheep. A beautiful lake of 30 acres of fine water on premises. Price, \$5 per acre. Terms, easy. Address Leroy Crawford, Chase Lake, N. Y.

No. 453—Farm of 200 acres, 3 miles from Chase Lake P. O.; 2 miles from school and church. Good roads. 12 miles from Lowville. Unoccupied. Level surface. Soil, sandy loam. Acres in natural pasture, 100; in timber, 50;

all tillable except timber land. Best adapted to potatoes, oats, dairying and sheep. Some wire fence. Watered by lake. Price, \$5 per acre. Terms easy. Reason for selling, owner has too much land. Address Leroy Crawford, Chase Lake, N. Y.

No. 454—Farm of 147 acres, 1 mile from Bushes Landing P. O.; 4 miles from Martinsburg railroad station, on line of N. Y. C., Black River branch; R. D. 1, from Glenfield; $\frac{1}{2}$ mile from cheese factory. Highways, good. Soil, clay loam, good quality. Acres in meadow, 25; acres natural pasture, 50; acres timber, 60, maple, birch, cedar, ash, hemlock and poplar. About 50 different varieties of fruit trees. Best adapted to dairying. Fences, rail and wire, in good condition. 2-story house, 12 rooms, in good condition. 2 barns: one, 30x50; one, 26x62, with stone basement, in good condition. Watered by well, spring and creek. Good hunting and fishing. Deer hunting within 7 miles. This farm is 4 miles from Chase Lake and $5\frac{1}{2}$ miles from Lowville. About 5 minutes' walk to school. $\frac{1}{2}$ mile from Black River. The timber will pay for farm. Fine trout stream running through farm. There is a blacksmith shop and milk house on farm. Price, \$4,000, including all farming tools. Terms, $\frac{1}{2}$ cash. Name and address of owner, J. L. Gazin, Glenfield, N. Y., R. D. 1.

TOWN OF WEST TURIN

Population 1,941

No. 455—Farm of 280 acres, located 2 miles from Constableville P. O., R. D. 2; $5\frac{1}{2}$ miles from railroad station at Lyons Falls, on line of the N. Y. C. & H. R. R. R. (Black River Division); $\frac{1}{4}$ mile from school; 1 mile from Methodist church; $\frac{1}{2}$ mile from cheese factory; 2 miles from milk station. Highways, somewhat hilly, but good. Nearest village, Constableville, population 800. Surface, part rolling, part level. Soil, gravelly loam. Altitude, 1,800 feet. 100 acres of meadow; 130 acres of natural pasture; 50 acres of timber, ash spruce, maple, etc.; acres tillable, 200. Land adapted to raising of hay, grain and potatoes. Fences, mostly of wire, in good condition. 13-room house, in good condition. Large barn, horse barn, shed and hoghouse, in good condition. House watered by

well and cistern; barns, by running water; fields, by streams. This farm is situated in one of the best dairy sections of the State. Occupied by tenant. Rented until November 1, 1911. Reason

for selling, to close an estate. Price, \$18 per acre. Terms, \$2,000 down, balance secured by first mortgage. Owner will rent. Address Geo. W. Smith, Oneida, N. Y.

LIVINGSTON COUNTY

Population 38,037

TOWN OF MT. MORRIS

Population 4,004

No. 456—Farm of 120 acres, 3 miles from Tuscarora P. O. and railway station; $\frac{1}{2}$ mile from school. Soil, gravelly loam. Acres in meadow, 40; pasture, 20; timber 10. Frame house, 2 stories, 5 rooms on first floor, with chambers on second floor, 2 cellars, all in good condition. Barn, 28x140, combining stables, granary, hay mows. Watered by 3 wells and numerous springs. Fences, wire; 100 rods of pig fence. There are 10 acres of alfalfa seeded and the land is well adapted to its growth. Easy access over good roads to three railroads. Also new improved road in process of construction. Price, \$70 per acre. Terms, $\frac{1}{2}$ cash, balance on time. Address L. H. Walker, Mt. Morris, N. Y.

No. 457—Farm of 205 acres, located 3 miles from Tuscarora P. O.; 3 miles from railway station at Tuscarora, on line of Penn. R. R.; $\frac{3}{4}$ mile from school; 2 miles from Methodist Episcopal church; 2 miles from cheese factory; 3 miles from milk station. Highways, good. Nearest village, Mt. Morris, population 3,000, 5 miles distant, reached by highway. Surface of farm, nearly level. Altitude, 1,100 feet. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 25; in timber, 5; acres

tillable, 190. Fruit, small apple orchard. Best adapted to beans, wheat, oats. Fences, wire, in fair condition. House, large, 2 stories, in good condition. Barn, in poor condition. Watered, house, by well; barn, by running water; fields, by well and running water. 3 miles from Genesee River. Occupied by tenant. Reason for selling, to settle an estate. Price, \$10,000. Terms easy. Owner will rent. Address C. E. Wilcox, Detroit, Mich.

No. 458—Farm of 100 acres, located 7 miles from Mt. Morris P. O.; 5 miles from railway station at Nunda, on line of Penn. R. R.; $\frac{1}{2}$ mile from school; 3 miles from Methodist Episcopal church; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Nunda, population 1,200, 5 miles distant, reached by highway. Surface of farm, hilly and rough. Altitude, 1,000 feet. Soil, clay loam. Acres in meadow, 10; in natural pasture, 20; in timber, 30; acres tillable, 30. Fruit, apple orchard. Best adapted to wheat, beans and oats. Fences, rail and wire, in poor condition. House, small and in poor condition. Barns, small and in poor condition. Watered, house, by well; fields by springs. $\frac{1}{2}$ mile from Genesee River. Occupied by tenant. Reason for selling, owner an old lady. Price, \$1,000. Terms easy. Owner will rent. Address Eliza Skillen, Mt. Morris, N. Y.

MADISON COUNTY

Population 39,289

TOWN OF BROOKFIELD

Population 2,437

*No. 459—Farm of 335 acres, located $\frac{1}{2}$ mile from Bridgewater P. O., and railway station, on line of D. L. & W. and U. V. R. R.; $\frac{1}{2}$ mile from school; 1 mile from churches. Highways, level and good. Nearest village, Bridgewater, population about 300. Surface,

level, except pasture. Soil, mostly river bottom. Acres in meadow, 100; natural pasture, 80; timber, 15, all kinds; acres tillable, 200. Fruit, apples and pears. Best adapted to hay, grain, etc. Fences, board and wire, good. 3 good houses, 1 larger than the others. Out-buildings: barn, 135x40, for fancy horses; horse barn with enclosed sheds for work horses; cow barn with two

* Farm is in hands of agent or real estate man.

silos, 110x40; other outbuildings. Watered by springs, streams and Unadilla River, which runs through farm. Occupied by tenant. Reason for selling, to close an estate. Race course on farm, which is within easy distance of Utica by State road or railroad. Price, \$22,000. Terms, reasonable. Address Clinton Noble, attorney, West Winfield, N. Y.

No. 460—Farm of 112 acres, situated 1 mile from North Brookfield P. O., and railway station on D. L. & W. R. R.; R. D. Soil, very productive and in a high state of cultivation. Acres tillable, 90; acres timber, 20. 500 sugar maple trees; 30 bearing apple trees. House, 10 rooms, 2 stories, in good repair. Modern barns with basement and cement floors. Watered by running springs and brook; concrete reservoir which holds 100 barrels is piped to house and barn. Well fenced. There are 3 acres of alfalfa 1 year old and 1 acre 2 years old from which owner had 3 crops this season. Schools, churches, stores, milk station at North Brookfield, 1 mile distant. Price, \$5,000. Terms, easy. Address W. T. Squires, North Brookfield, N. Y.

No. 461—Farm of 125 acres, situated $\frac{1}{4}$ mile from North Brookfield, on D. L. & W. R. R.; R. D. from North Brookfield. 90 acres tillable; 30 acres timber. Soil, very productive. Adapted to hops, stock raising, hay and grain. Good fences. Spring and brook water. Barn, 34x50, in good condition. No house. Large pond of pure spring water on farm from which \$400 to \$500 worth of ice is sold each year. Taxes in town of Brookfield very low. Price, \$5,000. Terms, easy. Address W. T. Squires, North Brookfield, N. Y.

No. 462—Farm of 5 acres, located 1 mile from Unadilla Forks P. O., R. D. 3; $\frac{1}{2}$ mile from railway station at River Forks, on line of U. V. R. R.; $\frac{1}{8}$ mile from school; 1 mile from churches; $\frac{1}{2}$ mile from cheese factory, milk station and condensing plant. Highways somewhat hilly. Nearest village, Leonardsville, population 500, 2 miles distant, reached by rail and highway. Surface, rolling. Soil, gravelly. Acres in meadow, 2; in natural pasture, 3; acres tillable, 3. 18 apple, 6 pear, 6 plum, 2 cherry trees, and 1 prune tree. Best adapted to corn, hay, oats

and potatoes. Fences, wire, good. House, $1\frac{1}{2}$ stories, 9 rooms, good condition. Barn, 30x36, 2 horse stalls, 2 cow stalls; building, 16x30, suitable for henhouse; new henhouse, 12x36. Watered, house, by well and cistern; barn and fields, by creek. Unadilla River $\frac{1}{2}$ mile distant. Would make a good chicken farm. Occupied by owner. Reason for selling, owner wants a larger place. Price, \$700. Terms, cash. Address Herbert M. Backus, Unadilla Forks, Madison Co., N. Y.

No. 463—Farm of 96 acres, located $2\frac{1}{2}$ miles from Leonardsville P. O.; $2\frac{1}{2}$ miles from railway station at Leonardsville, on line of Unadilla Valley R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from Baptist and Methodist churches; $2\frac{1}{2}$ miles from milk station; 14 miles from condensing plant. Highways, $\frac{1}{2}$ good, $\frac{1}{2}$ hilly. Nearest city, Utica, population 75,000, 25 miles distant, reached by rail or highway. Surface of farm, hilly, but good to work. Soil, part loam, part clay and gravel. Acres in meadow, 50; in natural pasture, 46; acres tillable, 75. Fruit, a few apple trees in bearing, 10 or 12 young trees. Best adapted to hay, oats, corn, potatoes, turnips and fruit. Fences, stone wall and wire, cedar posts, in good condition. House, upright, 20x24; wing, 16x18; back wing, 18x24. Barn, 24x54, with 12x54 lean-to on south; grain silo, 14x24; milkhouse and icehouse. Watered, house, by well; barns, by spring; fields, by brook and pond. $1\frac{1}{2}$ miles from Unadilla River. Sufficient timber on ground to build an addition to barn, 24x28, and hay in stock to fill it. Occupied by tenant. Reason for selling, owner is unable to work farm. Price, \$2,800. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address Eli S. Brand, Leonardsville, N. Y.

No. 464—Farm of 120 acres, located 2 miles from Brookfield P. O.; 3 miles from railway station at Brookfield, on line of D. L. & W. R. R.; 25 rods from school; 2 miles from churches; 2 miles from milk station; 3 miles from condensing plant. Highways, some hills, but good. Nearest village, Brookfield, population 450, 2 miles distant, reached by highway. Acres in meadow, 60; in natural pasture, 50; in timber, 10, hard wood and hemlock; acres tillable, 100. Plenty of fruit. Best adapted to

hay, corn, oats, barley and hops. Fences, wire. House, $1\frac{1}{2}$ stories, 8 rooms, in good condition. Basement barn, 54×36 ; hophouse, 20×40 ; hogpen, 18×12 ; henhouse, 12×12 . Watered, house, by well; barns and fields, by running water. Occupied by owner. Reason for selling, advanced age of owner. Price, \$3,500. Terms, easy. Owner will rent. Address D. E. Gray, Brookfield, Madison Co., N. Y.

No. 465—Farm of 100 acres, located $2\frac{1}{2}$ miles from Brookfield P. O.; 3 miles from railway station at Brookfield, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches of various denominations; $2\frac{1}{2}$ miles from cheese factory; 3 miles from milk station; 16 miles from condensing plant. Highways, good. Nearest city, Utica, population 75,000. Acres in meadow, 40; in natural pasture, 35; in timber, 25, hard wood and hemlock; acres tillable, 75. Fruit, apples and pears, good orchard. Adapted to all crops grown in this climate. Fences, mostly wire. House, good farmhouse, 8 rooms. Basement barn, 22×50 ; hophouse, 20×40 ; hogpen. Watered, house, by well; fields, by plenty of running water. 2 miles from small lake. One of the best hop farms in this locality. Occupied by tenant; lease expires March 1, 1912. Reason for selling, advanced age of owner. Price, \$2,500. Terms, easy. Owner will rent for cash or on shares. Address D. E. Gray, Brookfield, Madison Co., N. Y.

TOWN OF CAZENOVIA

Population 3,687

No. 466—Farm of 51 acres, located $\frac{1}{2}$ mile from Cazenovia P. O., R. D. 3; $\frac{1}{2}$ mile from railway station at Cazenovia, on line of L. V. R. R.; $1\frac{1}{4}$ miles from W. S. R. R.; $\frac{1}{2}$ mile from school, Methodist, Presbyterian, Baptist and Catholic churches, butter factory, cheese factory and milk station. Highways, good. Nearest village, Cazenovia, population 2,000, $\frac{1}{2}$ mile distant, reached by highway. Surface of farm, level and slightly rolling. Altitude, 1,500 feet. Soil, gravelly loam. Acres in meadow, 24; in timber, 4, second growth; acres tillable, 47. Fruit, new orchard, 150 apple trees, some old apple trees, pears, cherries and plums. Best adapted to hay, grain, cabbage, corn and all vegetables. Fences, wire and

some rail, in good condition. 2 houses in good condition, 9 rooms each. Both houses just painted, good hot air furnace in one house, good cellar for coal and vegetables; telephones in houses. Barns: 1 barn, 30×40 ; 1 barn, 20×60 , new poultryhouse, open front, 24×30 , another in process of erection. Watered, house, by fine well and cistern; barns, by well; fields, by 2 streams. $\frac{3}{4}$ mile from Cazenovia Lake. 3 acres of alfalfa on this farm. Occupied by owner. Reason for selling, owner wishes to move to California. Price, \$130 per acre. Terms, $\frac{1}{3}$ cash, balance on mortgage. Address Jos. E. Davis, Breezy Meadows, Cazenovia, N. Y.

No. 467—Farm of 108 acres, located $1\frac{1}{2}$ miles from New Woodstock P. O.; $1\frac{1}{2}$ miles from railway station at New Woodstock, on line of L. V. R. R.; $1\frac{1}{2}$ miles from school, Baptist and Methodist Episcopal churches, butter factory, cheese factory and milk station. Highways, good. Nearest village, New Woodstock, population 450, $1\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Good deep soil. Acres in meadow, 40; in natural pasture, 58; in timber, 10, mostly maple, and sugar bush; all tillable except woodland. Fruit, 12 apple trees. Best adapted to hay, grain, corn, potatoes. Fences, wire, in good condition. House, 14 rooms, in good condition. Barn, 100 feet long, stable 70 feet, all in one, in good condition; barn has cement stables and box stalls, with water buckets in stable. Watered, house, by running water; barns, by never-failing well; fields, by springs. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner has another farm. Price, \$3,500. Terms, $\frac{1}{3}$ cash, balance on easy payments. Address Irving H. Lee, New Woodstock, N. Y.

No. 468—Farm of 36 acres, located $2\frac{1}{2}$ miles from New Woodstock P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at New Woodstock, on line of L. V. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from Baptist and Methodist churches; 6 miles from Catholic church; $2\frac{1}{2}$ miles from butter factory, cheese factory and milk station; 3 miles from condensing plant. Highways, good, but partly hilly. Nearest village, Cazenovia, population 2,000, 6 miles distant; Syracuse, population 137,000, 24 miles distant; reached by rail or highway. Surface of

farm, part level, part side hill. Soil, Dunkirk gravelly loam. Acres in meadow, 15; in natural pasture, 17; in timber, 4, mostly maple; acres tillable, 30. Fruit, 30 apple trees, 2 pear trees, 10 plum trees and 2 cherry trees. Adapted to all crops grown in this climate, good alfalfa land. Fences, mostly wire, in good condition. House, 1½ stories, in good condition; telephone if owner desires one. Barn and granary, hoghouse, henhouse, all have new roofs and are in good condition. Watered, house, by well and cistern; barns, by spring, with hydrant; fields, by springs. 25 miles from Oneida Lake; 6 miles from Cazenovia Lake; ½ mile to small lake. Occupied by owner. Reason for selling, poor health of owner. Price, \$2,400. Terms, \$1,800 cash, balance on 5 or 10 years' time at 5%. Address L. D. Brown, New Woodstock, N. Y.

TOWN OF DE RUYTER

Population 1,196

*No. 469—Farm of 143 acres, 1½ miles from Sheds P. O. and station; school adjoins farm. Good dairy farm. Well watered. 2 barns, in good condition. House, 20x36, thoroughly repaired and painted. Grounds, well shaded with maples. Price, \$2,000. Terms, \$800 cash. Name and address of agent, Major A. Smith, De Ruyter, N. Y., R. D.

TOWN OF EATON

Population 2,417

No. 470—Farm of 82 acres, 1 mile from Pratts Hollow P. O.; nearest railway station at Pratts, on line of N. Y. O. & W. R. R.; ¼ mile from good milk shipping station. Good soil best adapted to general farming. Acres in meadow, 40; tillable, 65; timber, 15, hard and soft wood, some cedar. Fruit, 60 to 75 good bearing young apple trees. Fences, mostly wire, in good condition. Large house, in good condition. Large and commodious barn, with basement, in good condition. Watered by spring and creek. This is a good, productive farm, under good state of cultivation. There is a good muck bed of considerable value. Price, \$3,250. Terms, ½ cash, balance on time. Address H. T. Lewis, Morrisville Station, N. Y.

No. 471—Farm of 200 acres; 2½ miles from Eaton P. O.; 3 miles from Eaton station, on line of N. Y. O. & W. R. R.; R. D. Highways in fair condition. Adapted to corn, potatoes, dairying and grain. Acres in meadow, 75; tillable, 150; 25 acres in timber; 250 sugar maples; 3 acres of bearing apples. Watered by well, springs and brooks. 1½-story house. Large barn, silo and other outbuildings. This farm borders on Bradley Brook reservoir and is ½ mile from Hatches Lake, which is a summer resort. Price, \$8,500. Terms, reasonable. Owner will rent on shares; will also hire young man with small family by the year. Address Lewis Hopkins, Lebanon, N. Y., R. D.

No. 472—Farm of 25 acres, located ¾ mile from West Eaton P. O.; 3½ miles from railway station at Eaton, on line of N. Y. O. & W. R. R.; ¾ mile from churches; 3½ miles from milk station. Highways, good. Nearest village, Morrisville, population, 800, 3½ miles distant, reached by highway. This tract of land constitutes a muck farm, which, if drained, would become exceedingly valuable. The expense of draining it would not be excessive and the owner offers ½ interest in the cleared and drained land to any person who will undertake the enterprise. It is estimated by experts that the expense of draining and ditching would amount to from \$300 to \$500 and the land when put in proper condition for the raising of the choicest vegetables, such as celery and lettuce, would be worth \$200 per acre. Reason for selling, advanced age of owner. Price, \$30 per acre. Terms, ½ cash, balance on time. Address D. E. Darrow, West Eaton, N. Y., Lock Box, 1.

TOWN OF FENNER

Population 807

*No. 473—Farm of 194 acres, located 2½ miles from Cazenovia P. O., R. D., and railway station, on line of Chenango branch of N. Y. C. R. R.; 2½ miles from school, church, butter factory and milk station. Nearest city, Syracuse, 22 miles distant, reached by railway. Surface of farm, rolling. Acres in timber about 25, iron wood, elm and maple; acres tillable, about 100. Variety of

* Farm is in hands of agent or real estate man.

fruit. Best adapted to general grains, alfalfa and clover. Fences, woven wire. House, $1\frac{1}{2}$ -story, new. Outbuildings, all in excellent condition. Watered by springs and well. Reason, for selling, advanced age of owner. Several head of cattle, tools, hay, etc., included in price. Price, \$7,000. Terms, part down, balance on mortgage. Address M. L. Stillwell, agent, Manlius, N. Y.

No. 474—Farm of 80 acres, located 3 miles from Cazenovia P. O., R. D. 1; $\frac{3}{4}$ mile from railway station at Chittenango Falls, on line of L. V. R. R.; $\frac{1}{4}$ mile from school; $\frac{3}{4}$ mile from Methodist and Episcopal churches; $\frac{1}{4}$ mile from milk station. Highways, good, mostly macadamized. Nearest village, Cazenovia, population 2,000, 3 miles distant, reached by rail or highway. Surface of farm, mostly rolling. Altitude, 1,000 feet. Soil, gravel. Acres in meadow, 25; in natural pasture, 30; in timber, 6, mostly beech and maple; acres tillable, 70. Fruit, 50 apple trees, 25 plum trees, 6 cherry trees, 2 pear trees, also $\frac{1}{2}$ acre of small fruits. Best adapted to fruit and dairying. Fences, mostly wire. House, 12 rooms, painted, with blinds. Barns: one, 30x40, with basement; one, 18x30; horse barn, 20x40, fitted with hay carrier and track. Watered, house and barns, by spring; fields, by 2 springs. Chittenango Creek borders the west side of farm. 2 beds of black gravel, suitable for concrete work. Occupied by owner. Reason for selling, advanced age of owner. Price, \$3,200. Terms, $\frac{1}{2}$ cash, balance on time. Address H. O. Turner, Cazenovia, N. Y.

No. 475—Farm of 55 acres, located 2 miles from Perryville P. O., R. D. 1; 2 miles from railway station at Perryville, on line of L. V. R. R.; 1 mile from school and Methodist church; 2 miles from milk station. Highways, slightly hilly but good. Nearest city, Syracuse, population, 137,000, 21 miles distant; nearest village, Cazenovia, population 2,000, 5 miles distant; both reached by rail or highway. Surface of farm, gentle slope toward the west. Altitude, 1,000 feet. Soil, Miami stony loam. Acres in meadow, 12; in natural pasture, 7; in timber, 12, maple, hemlock, basswood; all tillable except woodland. Best adapted to alfalfa, grains and vegetables. Fences, wire, in good

condition. Large house, in good condition. Large barn, with basement, excellent condition; toolhouse; wagonshed. Watered, house, by well; barns, by stream from spring. 5 miles from Cazenovia Lake; 12 miles from Oneida Lake. Occupied by tenant; lease expires November 1, 1911. Reason for selling, to settle an estate. Price, \$50 per acre. Terms, cash or $\frac{1}{2}$ cash, balance on mortgage. Address Marian Evelyn Woodcock, Canastota, N. Y.

TOWN OF GEORGETOWN

Population 925

No. 476—Farm of 71 acres; 2 miles from Lebanon; 2 miles from Georgetown P. O.; 8 miles from Earlville; 3 miles from station on Chenango branch of N. Y. C. R. R.; $\frac{1}{4}$ mile from school; 2 miles from churches; R. D. 1 from Lebanon; 2 miles from butter and cheese factory; 2 miles from high school; 10 miles from Colgate College; $\frac{1}{4}$ mile from district school. Highways, good, partly State road. Nearest city, Syracuse, 34 miles distant. Rolling surface, southern slope. Soil, loam, clay subsoil. Acres in meadow, 50; natural pasture, 20; timber, 10, maple and beech; acres tillable, 60. Fruit, 100 cherry trees, 50 grape hills, 50 apple trees, all in bearing. Best adapted to corn, oats, buckwheat, potatoes and grass. Fences, wire, in good condition. House, 5 rooms, in fair condition. House on telephone line. Barn, 24x36, with basement, in first-class condition. Watered, house and barn, by well; fields, by springs. Several small lakes and reservoirs from 2 to 5 miles distant from farm. This farm produced over \$400 worth of cherries this season; also 50 tons of hay. Reasons for selling, owner wants to retire. Price, \$30 per acre. Terms, $\frac{1}{2}$ down, balance to suit purchaser. Address L. A. Gustin, Lebanon, N. Y.

TOWN OF HAMILTON

Population 3,825

*No. 477—Farm of 61 $\frac{1}{4}$ acres, located 2 miles from Poolville P. O., R. D. 1; 2 miles from railway station at Poolville, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Baptist church, 2 miles from Methodist church; 1 mile from cheese factory;

* Farm is in hands of agent or real estate man.

2 miles from milk station; 5 miles from condensing plant. Highways, good dirt roads, somewhat hilly. Nearest large village, Norwich, 18 miles distant; and nearest city, Utica, population 75,000, 35 miles distant; both places reached by rail. Surface of farm, sloping to south and east. Soil, volusia silt loam. Acres in meadow, 35; in natural pasture, 15; in timber, 10, hard wood, second growth; acres tillable, 45. Best adapted to hops, corn, dairying, sheep, oats, potatoes, hay, peas. Fences, board and wire, in fair condition. House, 9 rooms, 2 stories, needs painting, otherwise in good condition. Barns: new horse barn, 20x36; cow barn, 30x40, old and in need of repairs; new henhouse. Watered, house, by well under house; barns, by water piped to cow barn; fields, by brook. Occupied by owner. Price, \$2,000. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address Smith Real Estate Agency, Hamilton, N. Y.

*No. 478—Farm of 44 acres, located 1 mile from Hamilton P. O., R. D. 2; $1\frac{1}{2}$ miles from railway station at Hamilton, on line of O. & W. R. R.; 4 miles from railway station at Hubbardville, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Catholic, Baptist, Congregational, Methodist and Episcopal churches; $1\frac{1}{2}$ miles from milk station; $8\frac{1}{2}$ miles from condensing plant. Highways, hilly but good. Nearest city, Utica, population 75,000, 29 miles distant, reached by rail or highway. Surface, rolling, 5 acres level, 20 acres cradle knolls. Altitude, 1,400 feet. Soil, volusia silt loam, not very stony. Acres in meadow, 10; in natural pasture, 34; in timber, 10, basswood, maple, cherry, some young lumber; acres tillable, 20. Fruit, wild apple trees. Best adapted to oats, hay, buckwheat, potatoes, forage crops, hops. Well adapted to grazing and stock raising. Fences, barbed wire, in good condition. Hop kiln, 18x30 feet, poor condition. Watered, stock, by water trough; barns and fields, by springs. $\frac{3}{4}$ mile from Lake Moraine. Farm has wintered 12 cattle. It produced 50 bushels oats to acre in 1911. Occupied by owner. Reason for selling, owner has more land than he can handle. Price, \$25 per acre. Terms, cash. Address Smith Real Estate Agency, Hamilton, N. Y.

*No. 479—Farm of 110 acres, located $1\frac{1}{2}$ miles from Hamilton P. O., R. D. 2; 2 miles from railway station at Hamilton, on line of N. Y. O. & W. R. R.; 1 mile from school; 2 miles from Congregational, Baptist, Methodist, Episcopal and Catholic churches; 2 miles from milk station. Highways, hilly. Nearest city, Utica, population, 75,000, 29 miles distant, reached by rail. Surface of farm, rolling. Altitude, 1,600 feet. Soil, volusia silt loam. Acres in meadow, 40; in natural pasture, 30; in timber, 15, hemlock, small; acres tillable, 90. Fruit, 4 choice varieties of apple trees, 100 cider apple trees. Best adapted to oats, hay, corn, potatoes, peas, hops, dairying, sheep. Fences, barbed wire and woven wire, in good condition. House, 30x40, in fair condition. Cow barn, 45x60, horse barn, 18x36, both in good condition. Watered, house and barns, by running water from spring; fields, by 2 springs. Occupied by owner. Reason for selling, wife of owner is dead. Price, \$3,000. Address Smith Real Estate Agency, Hamilton, N. Y.

No. 480—Farm of 132 acres, $1\frac{1}{2}$ miles from South Hamilton P. O., on line of D. L. & W. R. R.; 4 miles from station; 1 mile from school; $1\frac{1}{2}$ mile from church and butter and cheese factory. Highways, hilly but in good condition. Occupied by owner. Surface, $\frac{1}{2}$ level, the remainder moderately hilly. Soil, good black soil. Acres in meadow, 50; natural pasture, 42; timber, 40, beech, maple and hemlock; part of the woodland contains three or four thousand young maple trees; acres tillable, 100. Fruit, 30 apple trees, some cherry and plum trees. Best adapted to hay, oats, corn and potatoes. Fences, wire, in good condition. House, 12 rooms, in good condition. Barns: basement cow barn, 30x40, in good condition; horse barn, 26x32, new; henhouse, new. Watered, house, by good well; barns and fields, by stream and springs; a fine creek running the entire length of farm, good fishing. Reason for selling, poor health of owner. Price, \$3,000. Terms, part cash, remainder to suit purchaser. Address E. E. Beekman, South Hamilton, N. Y.

No. 481—Farm of 60 acres; $\frac{1}{4}$ mile from South Hamilton; 2 miles from

* Farm is in hands of agent or real estate man.

railway station on D. L. & W. R. R.; $\frac{1}{4}$ mile from school and church; R. D. 1 from Poolville. Highways, level and good. Rolling surface. Soil, gravelly loam, very productive. Acres in meadow, 25; natural pasture, 30; timber, 5, hard wood. Fruit, apples, etc. Best adapted to potatoes, grain and hay. Fences, good cedar post and wire. House, medium size, in good condition. Barns, good. Watered, house, by running water; barns, by running water; fields, by spring. This farm is located in a pleasant valley and on a main road with an altitude that makes it very healthful and desirable. Reason for selling, owner has other land. Price, \$1,500. Terms, cash or part payment. Address A. J. Williams, South Hamilton, N. Y.

*No. 482—Farm of 41 acres, located $2\frac{3}{4}$ miles from Hamilton P. O., R. D. 2; $2\frac{1}{2}$ miles from railway station at Hubbardville, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest city Utica, population, 75,000, 29 miles distant, reached by rail. Surface of farm, rolling. Altitude, 1,600 feet. Soil, volusia silt loam, $\frac{1}{2}$ acre Huntington loam. Acres in meadow, 12; in natural pasture, 7; all tillable. Fruit, 22 apple trees, all young. Best adapted to hops, oats, corn, potatoes, hay, cattle, sheep and fruit. Fences, barbed wire, in good condition. House, 25x40, in good condition. Barns: cow barn, 26x28, plank basement; hop kiln, 18x36; both in good condition. Watered, house and barn, by well; fields, by running water in pasture. Occupied by owner. Reason for selling, owner has another farm. Price, \$1,400. Terms, \$600 cash. Owner will rent for \$100 a year. Address Smith Real Estate Agency, Hamilton, N. Y.

TOWN OF LEBANON

Population 1,079

No. 483—Farm of 234 acres, located 3 miles from Lebanon P. O., R. D. 2, and railway station, on line of N. Y. O. & W. R. R.; 3 miles from school, churches and milk station. Highways, good. Nearest village, Hamilton, population 1,800, 6 miles distant, reached by highway. Surface, nearly level. Soil, clay loam. Acres in meadow, 100; in natural pasture, 100; in timber, 34,

maple and beech; acres tillable, 185. 200 apple trees. Best adapted to grass, oats, buckwheat and barley. Fences, wire and rail. House, small, in fair condition. Barn, 40x50, medium condition. Watered, house, by spring; barn and fields, by running water. Occupied by owner. Reason for selling, old age of owner. Price, \$25 per acre. Terms, \$500 cash, balance at \$500 per year. Will rent. Address O. Beebe, Lebanon, Madison Co., N. Y., R. D. 2.

No. 484—Farm of 109 acres, located $2\frac{1}{2}$ miles from Earlville P. O., R. D. 2; 2 miles from railway station, on line of N. Y. O. & W. R. R.; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from churches; 2 miles from milk station and bottling plant. Highways, good. Nearest village, Earlville, population about 1,000, $2\frac{1}{2}$ miles distant, reached by highway. Surface, level. Altitude, 400 feet. Soil, loam. Acres in meadow, 50; in natural pasture, 55; in timber, 4; acres tillable, 100. Apple and pear trees. Best adapted to corn, oats, barley, peas and potatoes. Fences, barbed wire, in good condition. House, 24x45, $1\frac{1}{2}$ stories, fair condition. Barn, 66x36, addition, 20x50, cement floors, ventilated, 36 stanchions for cows, 2 box stalls, 4 horse stalls, has been built only 2 years and cost nearly \$2,000. Watered, house and barn by wells; fields, by springs. Occupied by owner. Reason for selling, poor health of owner. Price, \$4,000. Terms, cash. Address C. F. Barney, Earlville, Madison Co., N. Y.

No. 485—Farm of 242 acres, located 3 miles from Earlville P. O. and railway station, on line of O. & W. and D. L. & W. R. R.; $\frac{1}{4}$ mile from school; 3 miles from churches, milk station and condensing plant. Gravel highways. Nearest village, Earlville, population 1,000, 3 miles distant, reached by highway. Surface, mostly level, slightly rolling in places. Soil, dark loam. Acres in meadow, 150; in natural pasture, 100; in timber, 40; acres tillable, 200. Best adapted to corn, wheat, oats, potatoes and cabbage. Fences, wire, in good condition. House, 20x30, wing, 20x40. Cow barn, 106x30, cement stable, cement milkhouse, grainhouse and hoghouse. All buildings on farm are most modern in this section for dairying purposes. Watered, house, by well; barns, by

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running spring; fields, by brook. Reason for selling, owner has other business. Price, \$12,000. Reasonable mortgage may remain on farm. Address A. C. Fay, Earlville, Madison Co., N. Y.

No. 486—Farm of 200 acres, situated $1\frac{1}{2}$ miles from Lebanon P. O. and railway station, on line of W. S. R. R., Syracuse to Earlville branch; R. D. 2 from Lebanon. Highways, good. Acres in meadow, 70; acres in timber, between 40 and 50, mostly sugar maple, some beech and basswood. Fruit, pears, cherries, plums and apples. Best adapted to oats, corn, barley, buckwheat, peas, potatoes, timothy, clover and alfalfa. Occupied. Fences, board, woven wire and barbed wire. House, 30x40, with wing, 2 stories, in good condition. Barns: one, 40x111, with 25-foot posts; an icehouse; milkroom; a little house for hired man; a new silo; all in good condition. Watered, house, by well, pump inside; barns, spring water inside; fields, by springs and streams. Reason for selling, advanced age of owner. Price includes some tools, wagons, machinery, etc. Price, \$8,500. Terms, $\frac{1}{3}$, $\frac{1}{2}$ or $\frac{2}{3}$ down, balance on mortgage at 5%. Owner will rent with option to buy. Name and address of owner, John Fisk, Lebanon, N. Y.

No. 487—Place of 4 acres, located in the village of Lebanon; $\frac{1}{4}$ mile from railway station at Lebanon, on line of N. Y. C. R. R.; 2 miles from graded school, Methodist and Baptist churches, stores, etc.; $\frac{1}{4}$ mile from 2 milk stations. Highways, good. Nearest city, Syracuse, population about 138,000, reached by rail, 38 miles distant. Altitude, about 1,340 feet. Acres in meadow, 4; acres tillable, 4. Fruit, apples and pears. Best adapted to gardening. House, 30x40, good repair, 12 rooms, woodshed attached. Barn, 25x40, good condition. Watered by well and brook. This farm is 6 miles from Chenango River. Occupied by owner. Reason for selling, owner wants to engage in other business. Price, \$2,000. Terms, cash. Address Wm. M. Blair, Lebanon, N. Y.

TOWN OF LENOX

Population 4,851

No. 488—Farm of 125 acres of cultivated land, including a ravine; beautifully situated, commanding views to

the south, east and north, facing the Seneca Turnpike, with its new macadamized State road; less than $\frac{1}{2}$ mile from the village limits of Canastota, population 3,200; on the W. S. and L. V. R. R. and the Erie Canal; half-hour service on electric line from Syracuse to Utica. With this farm, but not connected, is 35 acres of land, 10 acres of which are woodland. On the farm are good barns, one, 38x68, with basement; horse barn, 24x36; carriagehouse, 20x32, and another outbuilding, 18x24. The house is old and not very desirable, has an old-fashioned, strong, sound frame; well shaded with elms and other kinds of trees. This farm is a desirable property because of its location, markets, copious springs and fertility of soil, which has been well preserved with dairying and rotation of crops. Price, \$70 per acre. Owner will rent. Terms and further information given by addressing C. H. Skelton, Canastota, N. Y.

No. 489—Farm of 77 acres, located 4 miles from Canastota P. O., R. D. 7; 2 miles from railway station at South Bay, on line of L. V. R. R.; 1 mile from school and churches; 2 miles from milk station; 4 miles from condensing plant. Highways, good. Surface level. Nearest village, Oneida, population 8,000, about 5 miles distant, reached by highway. Soil, Dunkirk sand loam. Acres in meadow, 20; in natural pasture, 27; acres tillable, 50. 20 apple and 12 cherry trees. Best adapted to hay, grain and all general crops. Fences, wire, in fair condition. House, 9 rooms, nearly new. Barn, room for 8 cows and 2 horses; good henhouse, pigpen, cornhouse and wagonshed. Watered, house and barn, by wells; fields, by never-failing spring. Oneida Lake 2 miles distant. 6 acres of fine winter wheat on farm. Occupied by owner. Reason for selling, owner has another farm. Price, \$2,800. Terms, \$1,000 cash, balance on long time. Address David K. Eames, Canastota, N. Y., R. D. 7.

No. 490—Farm of $10\frac{3}{4}$ acres, located $\frac{1}{2}$ mile from Canastota P. O. and railway station, on line of N. Y. C., L. V. & O. R. R.; $\frac{1}{8}$ mile from school; $\frac{1}{2}$ mile from churches; 2 miles from cheese factory; $\frac{1}{4}$ mile from milk station; in Canastota village. Surface, level. Soil, gravelly and dark loam. All in

meadow. Best adapted to hay, oats, corn, potatoes, and cucumbers. No fences; it faces on two streets. No buildings. Adjoins Erie Canal, only highway between. Not occupied. Reason for selling, owner now living in Massachusetts. This land is valuable for building lots. Price, \$75 per acre. Address T. L. Murphy, 49 Linden Street, Fall River, Mass.

TOWN OF LINCOLN

Population 985

*No. 491—Farm of 190 acres, located $3\frac{1}{2}$ miles from Wampsville and $3\frac{1}{2}$ miles from station, on N. Y. C. R. R. and trolley line; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from milk condensing plant. Highways, good. Nearest city, Oneida, population about 8,000, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, slightly rolling. Soil, limestone, fertile. Acres in meadow, 60 (alfalfa); in pasture, 80; timber, 20, hard and soft wood; acres tillable, 160. Fruit, 150 to 200 assorted fruit trees. Best adapted to general crops. Fences, stone, board, post and wire, good condition. House, 11 rooms; tenant house, 5 rooms, good condition. Outbuildings: 2 barns, 30x40, with basement, 24 stanchions, cement floors; horse barn; carriagehouse, hog, and henhouse; all buildings painted except one. Watered, house, by running water and well; barns and fields, by running water; tenant house, by well. Oneida Lake is 3 miles distant from farm. Occupied by owner. Reason for selling, death of wife and advanced age of owner. Stock and tools will be sold to purchaser at a good bargain. Price, \$7,000. Terms, \$2,000 down, balance on mortgage at 5%, time to suit purchaser. Address Chas. S. Hutchinson, agent, 107 W. Kennedy Street, Syracuse, N. Y.

*No. 491 $\frac{1}{2}$ —Farm of 161 acres, located $3\frac{1}{2}$ miles from Canastota; from 2 to $3\frac{1}{2}$ miles from 4 railroad stations, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ and 3 miles from churches; $1\frac{1}{2}$ miles from milk station; 3 miles from milk condensing plant. Highways, good, State. Nearest large villages, Canastota, population 3,500, $3\frac{1}{2}$ miles distant, reached by highway; Oneida, population 8,000, 6 miles distant, reached by rail. Surface of farm, mostly

level. Soil, limestone loam, excellent alfalfa land. Acres in meadow, 80; 40 acres in alfalfa, balance in pasture; acres in timber, 6; acres tillable, 150. Fruit, orchard of apples, also pears, plums and cherries, young bearing trees. Best adapted to all general crops grown in central New York. Fences, stone, wire and post. House, large, upright and wing, about 25 rooms, 2 cellars, good condition. Outbuildings: barn, 34x110, with basement; cow barn, 35x40, with stanchions. Watered, house and barns, by running water; fields, by springs and streams. Cazenovia and Oneida Lakes near. Occupied by owner. Reason for selling, advanced age of owner. Stock and tools can be purchased at a reasonable price. Price, \$12,000. Terms, \$4,000 down, balance on mortgage at 5%. Address Chas. S. Hutchinson, agent, 107 W. Kennedy Street, Syracuse, N. Y.

TOWN OF MADISON

Population 1,926

No. 492—Farm of 85 acres, 3 miles from Madison, R. D.; $3\frac{1}{2}$ miles from Solsville station. 45 acres of meadow and crops, 40 acres pasture. Running water at house and barns from springs. Good fences. House, 30x43, in fair condition. Barns, 26x36 and 26x36, in fair condition. Price, \$2,000. Terms, to suit purchaser. Owner will rent with option to buy. Name and address of owner, F. D. Howard, Madison, N. Y., R. D.

*No. 493—Farm of 210 acres, located $1\frac{1}{2}$ miles from North Brookfield P. O.; on line of D. L. & W. R. R.; about 2 miles from Hubbardsville Village and railroad station; R. D. from Hubbardsville. Highways, good. Occupied by tenant. Surface, mostly level. Soil, good. Adapted to hop raising and dairying. Fences, fair. House, 2 stories, with addition. Outbuildings, 3 barns and hophouse. Reason for selling, owner cannot attend to farm. Price, \$7,500. Terms, reasonable. Address John D. Collins, agent, Devereux Block, Utica, N. Y.

*No. 494—Farm of 68 acres, located $1\frac{1}{2}$ miles from Hamilton P. O.; 2 miles from railway station at Hamilton, on line of N. Y. O. & W. R. R.; $\frac{1}{2}$ mile from district school, $1\frac{1}{2}$ miles from

* Farm is in hands of agent or real estate man.

high school, Baptist, Congregational, Episcopal and Methodist churches and milk station; 29 miles from condensing plant. Highways, hilly. Nearest city, Utica, population 75,000; 29 miles distant, reached by rail. Altitude, 1,400 feet. Soil, volusia silt loam. Acres in meadow, 30; in natural pasture, 20; acres tillable, 60. Fruit, 40 apple trees. Best adapted to potatoes, oats, beans, buckwheat, peas, forage crops; well adapted to grazing and stock raising. Fences, barbed wire, in good condition. House, 30x50, in good condition. Barn, 40x60. Watered, house and barn, by wells. Fine view. Ground keeps moisture very well. $\frac{1}{2}$ miles from Lake Moraine. Occupied by owner. Reason for selling, owner's wife is dead. Price, \$2,500. Terms, cash or \$1,400 cash and balance on mortgage. Address Smith Real Estate Agency, Hamilton, N. Y.

No. 495—Farm of 197 acres, located 3 miles from Hamilton P. O., R. D.; 3 miles from railway station at Hamilton, on line of O. & W. R. R.; $\frac{1}{4}$ mile from school; 3 miles from Baptist, Congregational, Methodist, Episcopal and Catholic churches; 2 miles from butter factory, cheese factory and milk station; 6 miles from condensing plant. Highways, hilly but good. Nearest village, Hamilton, population 1,700, 3 miles distant, reached by highway. Surface of farm, rolling. Soil, clay loam. Acres in meadow, 80; in timber, 40, maple, beech and hemlock; acres tillable, 150. Fruit, 60 apple trees, also pears, cherries and plums. Best adapted to hops, corn, potatoes, peas, beans, grass. Fences, wire, in good condition. House, 30x40, new and in good condition. Cow barn, 30x60, cement floor, and water buckets in front of cows and water font; horse barn, 30x40; also tool-house, icehouse, hoghouse and granary. Watered, house, by well or spring; barns, by spring; fields, by never-failing spring. $\frac{1}{2}$ mile from Lake Moraine; 3 miles from Madison Lake. Occupied by owner. Reason for selling, owner has other business. Price, \$6,500. Terms, \$2,000 cash, balance on mortgage at 5%. Address V. G. Newton, Hamilton, N. Y.

TOWN OF NELSON

Population 1,136

No. 496—Farm of 86 acres, 3 miles from Erieville P. O. and railway sta-

tion, on line of W. S. R. R.; $\frac{1}{8}$ mile from school; 3 miles from churches; R. D. 2 from Erieville; 3 miles from milk station, butter factory and cheese factory. Highways, hilly but good. 5 miles from Cazenovia, population 1,800. Occupied by tenant. Surface, part hilly and part level. Soil, gravelly loam. Acres in meadow, 36; natural pasture, 47; acres tillable, 80. Fruit, 20 apple trees, 3 pear and 6 plum trees. Best adapted to grass, grain, corn and potatoes. Fences, wire and cedar, in fair condition. House, 8 rooms. Barn, 36x56, with basement, stable for 20 head of cattle. Watered, house, by well and cistern; barn, by spring brook; fields, by spring. 5 miles from Cazenovia Lake. This farm is a good productive dairy or sheep farm, in good shape for both. Henhouse and silo join barn. Reason for selling, poor health of owner. Price, \$1,850. Terms, \$500 down, balance on mortgage. Owner will rent, for cash or with option to buy. Address A. R. Warren, Cazenovia, N. Y.

No. 497—Farm of 300 acres, located 3 miles from Cazenovia P. O., R. D. 3; 2 miles from railway station at Balina, on line of Chenango branch of N. Y. C. R. R.; $\frac{1}{16}$ mile from school; 2 miles from Methodist church; $\frac{1}{2}$ miles from butter factory and cheese factory; 2 miles from milk station. Highways, good. Nearest village, Cazenovia, population 1,800, 3 miles distant, reached by highway. Surface of farm, level. Altitude, 1,300 feet. Soil, good. Acres in meadow, 70; in natural pasture, 100; in timber, 32, 20 acres hard wood, 12 cedar swamp; acres tillable, 260. Fruit, 40 apple trees. Best adapted to oats, wheat, corn, barley, hay, rye and celery. Fences, wood and wire, in good condition. House, 7 rooms, in first-class condition. Barns, 40x80, basement with ell 36x42, with toolshed, 32x80, in first-class condition. Watered, house, by hard and soft water, piped to house, never-failing; barns, by running water; fields, by running water. This is a fine dairy farm, easy to work, also very productive; near good markets for everything raised. 3 miles from Cazenovia Lake. Occupied by tenant; lease expires on sale. Reason for selling, owner can not work farm. Price, \$35 per acre. Terms, $\frac{1}{2}$ cash. Address, Mrs. W. F. Lucas, Cazenovia, N. Y.

No. 498—Farm of 192½ acres, located 1 mile from Erieville P. O.; 1 mile from railway station at Erieville, on line of N. Y. C. & H. R. R.; 1 mile from school, Methodist Episcopal and Baptist churches, butter factory, cheese factory and milk station. Highways, good. Nearest village, Erieville, population 500, 1 mile distant, reached by highway. Surface of farm, rolling. Altitude, 1,700 feet. Soil, loam. Acres in meadow, 70; in natural pasture, 70; balance in timber, beech, birch, maple, hemlock, basswood; acres tillable, 140. Fruit, apples and pears. Best adapted to corn, potatoes and hay. Fences good. House, 2 stories, in good condition. Cow barn, basement, 32x80. Watered, house, by well; fields, by living springs. Occupied by tenant. Reason for selling, owner has too many farms. Address N. E. Richards, Erieville, N. Y.

No. 499—Farm of 110 acres, located 4 miles from Erieville P. O., R. D. 1; 4 miles from railway station at Erieville, on line of Chenango Branch of N. Y. C. & H. R. R. R.; ¾ mile from school, Methodist and Congregational churches; ½ mile from butter factory, and cheese factory; 4 miles from milk station. Highways, hilly, but good. Nearest village, Cazenovia, population 1,800, 7 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 30; in natural pasture, 40; in timber, 40, maple, beech and hemlock; acres tillable, 69. Fruit, 30 apple, 3 pear, 4 plum trees and 1 cherry tree. Best adapted to hay, grain and dairying. Fences, wire, in good condition. House, 12 rooms, 2 stories, in good condition. Barn, 50x32, in good condition. Watered, house and barn, by well; fields, by springs and stream. Occupied by owner. Reason for selling, poor health of owner. Price, \$32 per acre. Terms, \$1,500 cash, balance on easy terms. Address N. E. Richards, Erieville, N. Y.

*No. 500—Farm of 100 acres, located 1 mile from Erieville P. O., R. D. and railway station, on line of W. S. R. R.; 1½ miles from school, churches and butter factory. Nearest village, Erieville, 1½ miles distant by highway. Surface, generally rolling. Soil, excellent; all tillable land. Timber sufficient for home use. Land best adapted

to the common grains, clovers, cabbage and potatoes. Fences of woven wire. House, 1½-story, frame, newly shingled, and in good condition. Barns, medium size. House, watered by well; barns, by springs. Farm within 1½ miles of Erieville reservoir. Farm occupied by owner. Reason for selling, advanced age of owner. Price, \$1,700. Terms, \$1,000 down, balance on mortgage. Address M. L. Stillwell, agent, Manlius, N. Y.

No. 501—Farm of 155 acres, 2 miles from Erieville P. O.; on line of W. S. R. R.; 2 miles from station; 1 mile from school; 2 miles from churches; R. D. 2 from Erieville. Highways, good. Occupied by owner. Rolling surface. Soil, gravelly loam. Acres in meadow, 60; natural pasture, 80; timber, 15, beech, birch and maple; acres tillable, 125. Fruit, apples, pears, plums and cherries. Best adapted to corn, oats, buckwheat, hay and potatoes. Fences, wire, in good condition. House, fair size and condition. One barn in fair condition; also pigpen, henhouse and granary. House watered by well; barns, by springs. Price, \$2,500. Terms, ½ cash, balance on time. Address Palmer H. Brown, Erieville, N. Y.

No 502—Farm of 110 acres, located 2 miles from P. O.; R. D.; 2 miles from railway station at Cazenovia, high school, seminary, churches, butter factory, cheese factory and milk station. Highways, State road. Nearest large village, Cazenovia, 2 miles distant, reached by rail and highway; nearest city, Syracuse, population 138,000, 18 miles distant, reached by rail and highway. Surface of farm, chiefly level, some rolling, eastern exposure. Altitude, 1,600 feet. Soil, limestone, gravelly loam. Acres in meadow, 82; in natural pasture, 28; timber, 2, maple, beech, elm and white ash; acres tillable, 90. Fruit, 7 pear trees, 70 apple trees, 2 plum, crab apples, berries of all kinds, currants and grapes for family use. Best adapted to hay, alfalfa, corn and grain. Fences, wire, and rail. House, large, 19 rooms, suitable for summer boarders, overlooks 3 bodies of water; Bell telephone in house. Barns, large hay barn; new dairy barn with concrete floors and modern stanchions; hogpen; carriage barn; shed; large hop kiln and

* Farm is in hands of agent or real estate man.

silo, 16x25. Watered, by new drilled well; pump in house; water can also be easily piped to barns; fields, by springs and large watering troughs. Cazenovia Lake, Erieville Reservoir, and Oneida Lake can be seen from building; Chittenango Falls, 5 miles distant. This farm has a good summer market for poultry and eggs, also for truck gardening and milk. Occupied by owner. Reason for selling, poor health of owner. Price, \$5,500. Terms, mostly cash. Address Wm. H. Putnam, Cazenovia, R. D.

TOWN OF STOCKBRIDGE

Population 1,485

No. 503—Farm of 120 acres, 1 mile from Stockbridge P. O., R. D. 1; 1 mile from railway station at Valley Mills, on line of O. & W. R. R.; ½ mile from school; 1 mile from Methodist church; 1 mile from butter factory, cheese factory and milk station. Highways, good, crushed stone. Nearest city, Oneida, population 9,000, 6 miles distant, reached by highway or railroad. Surface of farm, 50 acres level, 70 acres gently sloping side hill. Altitude, 600 feet. Acres in meadow, 25, in alfalfa, 20; in timber, 20, maple, beech, basswood, etc.; acres tillable, 100; 75 apple and 15 plum trees, some small fruits. Best adapted to corn, wheat, barley, oats, alfalfa, peas and hops. Fences, wire, in good condition. 2 large 2-story houses, painted white, in good condition. Barns, 28x65, 44x34, 26x30, 24x28; cow stable, 16x85; all painted red and in good condition. Watered, house and barns, by water piped from springs; fields, by never-failing brook. Occupied by tenant. Reason for selling, owner too old to work. Price, \$7,500. Terms, \$500 down. Address E. Emmons Coe, Oneida, N. Y.

No. 504—Farm of 153 acres, located 3 miles from Stockbridge P. O., R. D. 1; 5 miles from railway station at Oneida Castle, on line of W. S. and O. & W. R. R.; ¼ mile from school; 2 miles from Methodist church; 2 miles from cheese factory; 4 miles from milk station. Highways, good, one hill. Nearest city, Oneida, population 9,000, 6 miles distant, reached by highway. Surface of farm, nearly level, except 25-acre side hill, sloping east. Altitude, 500 feet. Soil, limestone. Acres in meadow, 40; in natural pasture, 25;

in timber, 18, basswood and hard wood; all tillable except woodland. Fruit, apple orchard, some cherry and plum trees. Adapted to all crops raised in this climate, a good dairy farm. Fences, woven wire, barbed wire and stone wall. 2 houses, one 15 rooms, one 12 rooms, wood, in good condition. 2 sets of barns; 2 on basement, 56x36 and 40x30; and two large sheds; hophouse; stonehouse; hogpen on basement; silo, 12x24. Watered, house, by well; barns, by running water in yard; fields, by springs and wells. 3 miles from Oneida River, 14 miles from Oneida Lake. Occupied by tenant; lease expires March 1, 1912. 2 farms, could be divided, but would not sell unless all sold. A good hop farm. Reason for selling, owner unable to work farm himself. Price, \$50 per acre. Terms, part cash, will take mortgage on balance. Address N. I. Porter, Oneida, N. Y., R. D. 2, Box 3.

No. 505—Farm of 200 acres, located 1 mile from Stockbridge P. O., R. D. 1; 1 mile from railway station at Valley Mills, on line of O. & W. R. R.; 1 mile from school; 1 mile from Methodist church; ¾ mile from butter factory and cheese factory; 1 mile from milk station. Highways, broken stone and gravel. Nearest city, Oneida, population, 9,000, reached by rail or highway. Surface of farm, level flats and side hill slopes. Soil, limestone, gravel and clay loam. Acres in meadow, 40; in natural pasture, 75; in timber, 20, hemlock, basswood, maple, etc.; acres tillable, 175. Fruit, 1,000 apple trees, young, thrifty and bearing, 20 pear trees, 20 cherry trees, 5 plum trees, etc. Best adapted to hops, alfalfa, corn, wheat, oats and asparagus. Fences, woven and barbed wire, in good condition. House, 2 stories, 17 rooms, first-class condition. 4 barns, in good condition, stable room for 40 head of cattle, large silo, hophouse, icehouse, henhouse and hogpen. Watered, house and barns, by spring water; fields, by springs and brooks. Oneida Creek adjoins farm; 15 miles from Oneida Lake. 26 acres of hops on farm sold this year for \$7,000, the net profit on which was \$5,000. 2 acres of asparagus, worth this year \$400. 500 barrels of apples, worth \$600 this year. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$20,000. Terms, ¼ cash. Owner will rent for cash. Address J. E. Quackenbush, Stockbridge, N. Y.

TOWN OF SULLIVAN

Population 3,367

No. 506—Farm of 105 acres, located $1\frac{3}{4}$ miles from Chittenango P. O., R. D. 1; 2 miles from railway station at Perryville, on line of E. C. & N. R. R.; $1\frac{3}{4}$ miles from high school, Methodist Episcopal, Baptist, Presbyterian and Catholic churches; 1 mile from butter factory; 2 miles from milk station. Highways, good. Nearest cities, Oneida, population about 9,000, 12 miles distant; Syracuse, population about 138,000, 15 miles distant; reached by State road or N. Y. C., W. S. R. R., or by trolley. Surface of farm, rolling, facing east. Soil, mostly limestone. Acres in timber, 12, hard and soft; all tillable except woodland. Fruit, 35 apple trees, 8 pear trees, cherries and plums, also small fruits for family use. Best adapted to alfalfa, grass, corn, oats or any crop grown in this climate. Fences, good. House, painted, blinds, good cellar, in good condition. 4 barns, hen and hog-house, and shop, basements, all in good condition. Watered, house, by 2 wells; barns, by springs and cistern; fields, by spring and brook. Occupied by owner. Reason for selling, age and poor health of owner. Price, \$5,000. Terms, $\frac{1}{2}$ cash, balance at 5%. Address Chas. M. Hall, Chittenango, N. Y.

*No. 507—Farm of 144 acres, located 2 miles from Chittenango P. O., R. D. 2; 4 miles from railway station at Manlius and Chittenango, on line of N. Y. C.

& H. R. R. R.; 1 mile from school; 2 miles from churches of all denominations; 2 miles from butter factory; $\frac{1}{2}$ mile from cheese factory; 2 miles from milk station. Highways, State road. Nearest city, Syracuse, population 138,000, 14 miles distant, reached by steam and electric road, or by highway. Surface of farm, part level, part sloping. Altitude, 600 feet. Soil, limestone and black shale loam. Acres in meadow, 50; in natural pasture, 25; in timber, 10, beech, maple, elm, basswood; acres tillable, 130. Fruit, 150 apple trees, all best varieties; excellent varieties of cherries, plums, currants and berries. Best adapted to alfalfa, clover, timothy, oats, barley, wheat, corn, and potatoes. Fences, barbed wire and rail, in good condition. House, 9 rooms, well painted and shingled. Barns: dairy barn, 40x50; grain house, 32x50; stable for 5 horses; shed; cornhouse; pigpen; toolhouse; icehouse; hennerly; all in good repair and ample for the farm needs. Watered, house and barn, by water piped from spring; fields, by same and creek. $2\frac{1}{2}$ miles from Lake Cayenovia; 6 miles from Oneida Lake; 2 miles from White Sulphur Springs. Farm has always been occupied by owner until March 1, 1911. A very pleasant homestead; land under high state of cultivation and will yield big profits. Occupied by tenant; lease expires March 1, 1912. Reason for selling, advanced age of owner. Price, \$10,500. Terms, \$4,000 cash, balance in yearly payments. Address C. A. Rogers, agent, Chittenango, N. Y.

MONROE COUNTY

Population 283,212

TOWN OF CLARKSON

Population 1,549

No. 508—Farm of 120 acres, 3 miles from Clarkson P. O., R. D. 19; 2 miles from station of Brockport, on line of the Falls branch of N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from district school; 2 miles from State Normal school and high schools and 7 churches of all denominations; 3 miles from butter factory and cheese factory; 1 mile from canning factory. Good earth roads, level; State road to be built soon. Nearest village, Brockport, population

4,000, distant 2 miles by highway, or trolley 1 mile from farm. Surface, south half sloping north, north half, level. Altitude, about 550 feet. Soil, clay loam, first-class. No waste land. Has 17 acres of timber, largely young growth beech, maple, elm and basswood. Acres tillable, 102. Has 50 old apple trees, 391 apple trees 2 years old, 8 pear trees, 1 plum, 3 cherries, 1 quince, currants and raspberries in garden, 5 black walnut trees. Land is best adapted to wheat, corn, oats, beans, barley, cabbage, hay, or any crops grown in this climate. Fences, stone,

* Farm is in hands of agent or real estate man.

with wire above, and woven wire, in fair condition. Stone house, with frame wings, 14 rooms, good condition, suitable for one or two families. Gambrel roof barn, 40x95, sheds, 20x70 and 16x40. Cornhouse and hog and hen-house, 20x40, 2 stories, all matched and painted, in good condition. House has well and 2 cisterns; barn has well,

never dry; fields have springs. Lake Ontario 8 miles away. Prefer to sell stock, teams, tools and standing crops. Occupied by owner. Reason for selling, owner wishes to move to warm climate. Price, \$150 per acre. Terms, can easily be arranged. Address A. D. McBain, Clarkson, N. Y.

MONTGOMERY COUNTY

Population 57,567

TOWN OF CHARLESTON

Population 900

No. 509—Farm of 300 acres; 2 miles from Charleston-Four-Corners; 9 miles from Fultonville station; R. D. from Glen Village. 50 acres in woodland; 250 acres in meadow. Best adapted to hay, grain and dairying. House, small, needs repairing. Barns, 32x60, 32x45, in good condition. Watered by well and spring. Fences, fair. Price, \$10 per acre. Terms, $\frac{1}{2}$ cash, balance on mortgage, if desired. Owner will rent for cash or on shares. Address R. B. Fish, Fultonville, N. Y.

TOWN OF GLEN

Population 2,002

No. 510—Farm of 200 acres, located 2 miles from Fultonville P. O.; 2 miles

from railway station at Fultonville, on line of W. S. R. R.; 2 miles from school and churches; 4 miles from butter factory; 2 miles from milk station and condensing plant. Highways, good. Nearest village, Fultonville, population 300, 2 miles distant, reached by highway. Altitude, 100 feet. Surface of farm, level. Soil, black and sand. Acres in meadow, 100; in natural pasture, 30; acres tillable, 180. Adapted to all kinds of crops grown in this climate. Fences, poor. House, small. Barns, in fair condition. Occupied by owner and tenant. Price, \$2,500. Address Alex. Yates, Fultonville, N. Y.

NIAGARA COUNTY

Population 92,036

TOWN OF HARTLAND

Population 2,638

No. 511—Farm of 24 acres, $3\frac{1}{2}$ miles from Middleport P. O. and railway station on the N. Y. C. R. R.; R. D. 38 from Middleport; 9 miles from Medina, 5,000 inhabitants; 14 miles from Lockport, 18,000 inhabitants. Highways, good gravel and sand roads. Soil, sandy loam, 3 acres underdrained. Acres meadow, 4; all tillable; all could be made pasture. Fruit, 125 apple trees, 200 peach trees, pears, cherries and quinces. Soil adapted to wheat, oats, corn, clover and potatoes and truck farming generally. Occupied by owner. No fences. House, good size and condition. Barn, 30x40, shed, 16x42, hen-house, cornhouse, wagonhouse. House, barn and fields watered by wells. Price, \$7,200. Terms easy. Name and address of owner, Lena F. Clark, Middleport,

N. Y. There is a 20-acre field that can be had in connection with this place with 5 acres of orchard, the price of which is \$2,000.

TOWN OF PENDLETON

Population 1,263

No. 512—Farm of 100 acres, $\frac{3}{4}$ mile from Mapleton station; R. D. from Sanborn. Adapted to general farming and fruit raising. 12 acres of fruit trees, 276 bearing apple trees. 1 acre of grapes. Watered by springs. Fences, good. House, 20x30, with wing, 15x25, in good condition. House newly painted and shingled. Barn, 34x68, and other buildings, all in good condition. This farm would make a brook-trout farm; one reservoir is built and a succession of reservoirs could be constructed; also good poultry farm \$1,600 worth of stock and tools in-

cluded, if sold within one year. This farm is near 5 good markets and on main road and produces as good fruit as is found in Niagara County. Price, \$90 per acre. Terms, \$7,000 cash, balance on time. Owner will take small house and lot, in or near village for part payment. Address R. C. Welton, Sanborn, N. Y., R. D. 16.

TOWN OF PORTER

Population 2,655

No. 513—Farm of 80 acres; $2\frac{1}{2}$ miles from Ransomville P. O. and railway station, on R. W. & O. R. R. Soil, rich clay loam. All tillable. Fruit, 600 apple trees and 500 pear trees, 500 peach trees set this spring, covering 5 acres. Soil adapted to general farming and fruit raising. Owner will rent on shares or with option to buy. Price, \$80 per

acre. Terms on application. Name and address of owner, E. T. Ransom, Ransomville, N. Y.

*No. 514—Farm of 96 acres, $3\frac{1}{2}$ miles from Ransomville P. O., R. D. 24, and railway station, on line of R. W. & O.; $\frac{3}{4}$ mile from school; $3\frac{1}{2}$ miles from churches and milk station. Highways, good. Nearest large village, Ransomville, population about 700. Surface, level. Soil, gravelly loam. Acres in timber, 8, beech, maple; acres tillable, 88. Fruit, 2 acres of pear trees, 14 acres of apple trees. Farm is on shore of Lake Ontario. Fences, fair. House, 9 rooms, fair condition. Watered by wells. Occupied by tenant. Reason for selling, owner non-resident. Owner will rent for cash, on shares, or with option to buy. Price, on application. Address H. Sanford, agent, Wilson, N. Y.

ONEIDA COUNTY

Population 154,157

TOWN OF CAMDEN

Population 3,426

No. 515—Farm of 290 acres, $2\frac{1}{2}$ miles from Camden station, on line of R. W. & O. branch of N. Y. C. R. R.; also L. V. R. R.; 1 mile from State road as surveyed in 1911. Well adapted to dairying and fruit raising. Apple orchard, 100 trees. Large quantity of timber. One house, 10 rooms, in good condition; one house, 7 rooms, not so good. Numerous barns and outbuildings, sufficient for farm, in fair condition. Well watered and fairly fenced. This farm will keep 50 head of stock. Price, \$10 per acre. Terms easy. Address R. M. Rush, Camden, N. Y.

No. 516—Farm of 105 acres, located $1\frac{1}{2}$ miles from Camden P. O., R. D. 4, and railway station, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from several Protestant churches; $1\frac{1}{2}$ miles from butter factory and milk station; $\frac{1}{2}$ mile from cheese factory. Highways, very good. Nearest city, Rome, population 18,000, distant 18 miles by rail and highway. Surface, rolling. Altitude, about 400 feet. Soil, gravel and clay. 20 acres of meadow; 45 acres of natural pasture; 30 acres of timber, beech, birch and maple; 50 acres are tillable. 2

apple orchards, besides other small fruits. Can raise corn, potatoes and clover. Fences, of wire, board and stone, in good condition. 2 houses, one of 9 rooms and one of 6 rooms, in good condition. 4 barns, one 30x40, with basement stable and cement floor; horse barn and carriage house, 26x40; barn, 24x30; one 20x26; also granary with cement floor; all in good condition. House has well water; barns, well water; fields have springs and brook. The Adirondack Mountains are on the north and Oneida Lake, 12 miles distant, south. This farm is situated on the direct highway leading from Camden to Rome and Utica. Occupied by owner. Reason for selling, owner has other business to attend to. Price, \$3,500. Terms, $\frac{1}{2}$ cash, and balance on mortgage. Address E. Bernard Miller, R. D. 4, Camden, Oneida Co., N. Y.

No. 517—Farm of 100 acres, $2\frac{1}{2}$ miles from Camden P. O., R. D. 4, and station on line of N. Y. C. & H. R. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from Methodist, Presbyterian, Congregational, Episcopal and Catholic churches; $2\frac{1}{2}$ miles from butter factory; 1 mile from cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Camden, population 2,800, $2\frac{1}{2}$ miles distant by highway. Surface,

* Farm is in hands of agent or real estate man.

rolling. Altitude, about 600 feet. Soil, loam. 40 acres of meadow; 40 acres in natural pasture; 20 acres in timber, mostly hard; 80 acres tillable. 4 pear trees, 6 cherry, 2 plum, 200 apple and 12 butternut. Land is adapted to raising apples, corn, oats, hay and potatoes. Some stone walls and board and wire fences, in fair condition. House, nearly new, main portion 24x26, wing, 16x22, containing 10 rooms, woodshed attached. Cow barn, nearly new, 30x70, with basement, silo and manure carrier, shed attached, 12x40; horse barn, 40x16, in fair condition. House and barns have running water piped from spring and well, and fields have plenty of springs, with brook running across corner of pasture. Has trout stream, Cobb Brook, 40 rods distant. Farm occupied by owner. Reason for selling, poor health. Price, \$3,500. Terms, \$1,000 down, balance on mortgage, payable \$100 annually, with interest. Address Franklin Skinner, Camden, N. Y., R. D. 5.

TOWN OF DEERFIELD

Population 1,660

No. 518—Farm of 157 acres, 1 mile from North Gage P. O.; 2½ miles from Barneveld station, R. D. from Barneveld; 10 miles from Utica. Soil, clay loam, slate and limestone. Acres in meadow, 55; acres in pasture, 80; acres timber, 20; 2 acres in orchard and yard. Medium-sized house, 32x25, two wings and woodshed, in first-class condition. 2 barns, one, 90x40, cement floor, watering basins, also silo, horse barn, 54x32, and outbuildings, in good repair. Watered by brooks, spring and 2 wells. Fences, post and wire, in good condition. A dairy of pure-bred and grade Holstein cows now on the farm will also be offered for sale, when the farm is sold. Reason for selling, advanced age of owner. Price, \$12,000. Terms, ⅓ cash, balance in 5 years, on mortgage. Liberal discount for cash. Address John K. Walker, Holland Patent, N. Y.

*No. 519—Farm of 180 acres; 5 miles from Deerfield P. O.; 5 miles from Utica station, on line of N. Y. C. R. R.; R. D. from Deerfield. Highways, good. Fair soil. 44 acres of valley land, 135 acres of hill land, timber 25 acres, second

growth. No fruit. Adapted to dairying. Occupied by tenant. Fences, mostly wire, in fair condition. House, 32x30, kitchen and woodhouse, in fair condition. New barn, 50x47. Price, \$3,500. Terms, easy. Address John D. Collins, Devereux Block, Utica, N. Y.

TOWN OF FORESTPORT

Population 1,100

No. 520—Farm of 126½ acres, located 2 miles from Forestport P. O.; 1¼ miles from railway station of Forestport, on line of the Mohawk & Malone R. R.; ½ mile from school; 2 miles from Catholic and Protestant churches; 6 miles from cheese factory; 5 miles from milk station. Highways, good. Nearest large village, Boonville, population 2,000, distant 8 miles, reached by highways and rail. Surface, rolling. Altitude, 1,200 feet. Soil, sandy. 20 acres of meadow; 55 acres of natural pasture; 51½ acres of timber, mostly second growth; 50 acres tillable. A few apple trees. Land is adapted to hay, potatoes, and root crops of all kinds. Wire fences, in fair condition. House, 18x24, wing, 14x18, shed, 12x24; house, 18x20, shed, 10x18, in fair condition. Barn, 40x50, underground stables, good condition. House has well water; barns have wells; fields have springs and brook. Gulf brook runs through this entire property, and has fine fish ponds, well stocked with trout. Black River 1 mile away. There are 5,000 Christmas trees on this place, and water power sufficient to light buildings and run small machinery. Occupied by tenant as part owner. Reason for selling, to settle estate. Price, \$3,000. Terms, ⅓ cash, balance to suit purchaser. Address Laura A. Kilborn, Forestport, Oneida Co., N. Y.

No. 521—Farm of 300 acres; 2 miles from Forestport station. Sandy loam soil. 75 acres timber. 2-story house, 18x26; 2 wings, one, 16x22, one, 20x26; in good condition. Newly painted. Barn, 30x40 and 22x35, newly shingled. Well watered. Fences, good. Price and terms, given on application. Name and address of owner, August Anderson, Forestport, N. Y.

No. 522—Farm of 130 acres, situated 2½ miles from Forestport P. O.; 2½

* Farm is in hands of agent or real estate man.

miles from railway station on M. & M. R. R.; R. D. 1 from Forestport. Highways, good. Soil, sandy. Acres in meadow, 40; tillable, 70; natural pasture, 20; timber, 40, second growth. Fruit, 20 apple trees. Best adapted to corn, oats and potatoes. Fences, wire, fairly good. House, 1½ stories, in good condition. Barn, 30x80, fairly good. Watered by well and stream. Reason for selling, ill health of owner. Price, \$2,000; terms, half down. Address Andrew J. Lockwood, Forestport, N. Y.

No. 523—Farm of 78 acres, situated 1 mile from White Lake Corners P. O.; 1½ miles from railway station, on line of M. & M. R. R. Highways, good. Soil, good. Acres in meadow, 20; acres tillable, 30; acres natural pasture, 10; acres timber 15, maple. Best adapted to potatoes, oats, corn and buckwheat. Occupied by owner. Altitude, 1,300 feet. Fences, wire, in good condition. 9-room house, in good condition. Good barn. House and barn watered by well; fields by springs. ½ mile from White Lake and Long Lake. Price, \$1,600. Owner will rent with option to buy. Name and address of owner, Henry Lockwood, White Lake Corners, N. Y.

*No. 524—Farm of 96 acres, located 1 mile from Forestport P. O.; 3 miles from Alder Creek station on line of M. & M. R. R., and R. W. & O. R. R. Highways, good. Farm is 30 miles north of Utica, which has a population of about 75,000. Occupied by tenant. Surface, level. Soil, sandy loam. Acres in pasture, about 80; timber, 16, small spruce, poplar, etc. Best adapted to potatoes, corn, oats, buckwheat and berries. Fences, wire. Gulf brook runs through farm, good fishing. dam could easily be constructed. Good hunting for deer and partridges in vicinity. Reason for selling, owner living elsewhere. Price, \$500. Terms, cash. Address, Silas W. Ferguson, Worcester, N. Y.

No. 525—Farm of 250 acres; 2½ miles from Forestport P. O., R. D. 1; 2 miles from railway station at Forestport, on line of M. & M. R. R.; 1 mile from school; 2½ miles from Methodist, Catholic, Presbyterian and Episcopal churches; 3 miles from cheese factory. Highways, good. Nearest city, Utica,

population 75,000, 30 miles distant, reached by rail. Surface of farm, level. Altitude, 1,250 feet. Soil, sandy loam. Acres in meadow, 200; in natural pasture, 50; acres tillable, 250. Best adapted to oats, potatoes, hay. House, 5 rooms, in fair condition. 2 barns, 36x40. Watered, house, by well; fields, by creek. ¼ mile to Big Woodhull River. Reason for selling, owner has other business. Price, \$2,500. Terms, part cash. Address James G. Jones, Forestport, N. Y.

No. 526—Farm of 25 acres; 3 miles from Forestport P. O., R. D. 1; 2 miles from railway station at Forestport, on line of M. & M. R. R.; 5 rods from school; 3 miles from Methodist, Catholic, Episcopal and Presbyterian churches; 4 miles from milk station. Highways, good country roads. Nearest city, Utica, population 75,000, 30 miles distant, reached by rail. Surface of farm, rolling. Altitude, 1,250 feet. Soil, gravelly loam. Acres in meadow, 10; in natural pasture, 15; in timber, 15, second growth; acres tillable, 10. Best adapted for a poultry farm. House, 20x24, needs repairs. Barns, 16x16, needs repairs. Watered by creek. 1 mile to Lindsey Lake; 2 miles to Black River. Good market for poultry and eggs. Reason for selling, owner has other business. Price, \$125. Terms, cash. Address James G. Jones, Forestport, N. Y.

*No. 527—Farm of 50 acres, located 3 miles from Forestport P. O., R. D. 1; 3 miles from railway station at Forestport, on line of M. & M. R. R.; 1 mile from school; 3 miles from Methodist, Catholic, Presbyterian and Episcopal churches; 4 miles from milk station. Good country roads. Altitude, 1,300 feet. Soil, sandy loam. Acres in meadow, 5; in natural pasture, 45; in timber, 10, second growth. Best adapted to oats, hay, potatoes, and buckwheat. Adjoins Big Woodhull River. Fine fishing and hunting in this vicinity. Good deer hunting. Reason for selling, owner lives at distance from property. Price, \$100. Terms, cash. Address S. W. Ferguson, Worcester, N. Y., or James Jones, Forestport, N. Y.

*No. 528—Farm of 25 acres, located 3 miles from Forestport P. O., R. D. 1; 3 miles from railway station, on line

* Farm is in hands of agent or real estate man.

of M. & M. R. R.; 1 mile from school; 4 miles from Methodist, Catholic and Presbyterian churches; 5 miles from milk station. Highways, good. Nearest city, Utica, population 75,000, 30 miles distant, reached by M. & M. and R. W. & O. R. R. Surface of farm, level. Altitude, 1,300 feet. Soil, sandy loam. Acres in meadow, 10; in natural pasture, 15; acres tillable, 25. 6 apple trees. Best adapted to oats, hay, potatoes and buckwheat. House, 18x24, in poor condition. House watered by well. $\frac{1}{2}$ mile to Lindsey Lake; 2 miles to Black River. Good deer and partridge hunting, good fishing. Good place for summer home. Reason for selling, owner does not live in this section of State. Price, \$150. Terms, cash. Address James Jones, Forestport, N. Y., or S. W. Ferguson, Worcester, N. Y.

*No. 529—Farm of 40 acres, located $2\frac{1}{2}$ miles from Forestport P. O., R. D. 1; 2 miles from railway station at Forestport, on line of M. & M. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from Methodist, Presbyterian, Catholic and Episcopal churches; 4 miles from milk station. Good country roads. Nearest city, Utica, population 75,000, 30 miles distant, reached by M. & M. R. R. or R. W. & O. R. R. Surface of farm, rolling. Altitude, 1,250 feet. Soil, sandy loam. Acres in meadow, 10; in natural pasture, 30; acres tillable, 20. Best adapted to oats, hay, potatoes and buckwheat. Fences, wire. Good fishing and hunting. Reason for selling, owner does not live in this section of State. Price, \$150. Terms, cash. Address James Jones, Forestport, N. Y., or S. W. Ferguson, Worcester, N. Y.

No. 530—Farm of 139 acres, located 5 miles from Forestport P. O., R. D. 1; $3\frac{1}{2}$ miles from railway station at Forestport, on line of M. & M. R. R.; $\frac{1}{4}$ mile from school; 5 miles from churches; 8 miles from milk station. Highways, mostly good. Surface of farm, half level and half rolling. Altitude, 1,450 feet. Soil, sandy loam. Acres in meadow, 25; in natural pasture, 75; in timber 25, spruce and balsam; acres tillable, 60. Fruit, strawberries. Best adapted to oats, potatoes, buckwheat and vegetables. Fences, wire and board.

House, 1 story, 4 rooms and shed. Barn, 30x36, with shed. Watered by well and creek. Unoccupied. This farm is situated on State road leading to North, South and Honnedaga lakes. Reason for selling, owner has other business. Price, \$700. Terms, \$400 down, balance in three equal yearly payments. Owner will rent with option to buy. Address C. M. Bingham, Forestport, N. Y.

No. 531—Farm of 160 acres; $4\frac{1}{2}$ miles from Forestport P. O., R. D. 1; 3 miles from railway station at White Lake Corners, on line of M. & M. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches; 7 miles from milk station. Highways, good, fairly level. Nearest large village, Boonville, 10 miles distant, reached by highway. Surface of farm, level. Altitude, about 1,350 feet. Soil, light sandy loam. Acres in meadow, 25; in natural pasture, 70; in timber, 17, first growth, 41 second growth; acres tillable, 75. Best adapted to oats, corn, potatoes and vegetables. Wire fences, good. House, 16x24, $1\frac{1}{2}$ stories, kitchen 18x24, 8 rooms and woodshed, good. Outbuildings: barn, 30x40, with cow stable attached, 16x40, stables 14 cows; hogpen and henhouse, 16x20; wagonshed attached to barn. Watered by well, spring and brook. Farm adjoins Woodhull Creek, a trout stream; Bear Creek $\frac{1}{2}$ mile distant. Occupied by owner. This farm is located at the foot of the Adirondack Mountains, good hunting and fishing. Reason for selling, poor health of owner. Price, \$2,800. Terms, \$1,400 down, balance on mortgage. Address Joseph Morrell, Forestport, N. Y., R. D. 1.

TOWN OF LEE

Population 1,379

No. 532—Farm of 140 acres; $1\frac{1}{2}$ miles from post office; a new railroad close to farm, depot $1\frac{1}{2}$ miles from farm; large new canning factory $1\frac{1}{2}$ miles from farm. Soil, gravel, good. Acres in meadow, 40; pasture, 40; timber, 20, 40 acres under plow. House, 10 rooms, in good repair. Large barn, 30x60; also horse barn. 2 apple orchards, bearing. Watered by spring. Fences, woven wire. Price, \$3,500. Terms, \$2,000 down, balance on time. Address Wm. M. Kenyon, Taberg, N. Y., R. D. 1.

* Farm is in hands of agent or real estate man.

TOWN OF MARCY

Population 1,301

No. 533—Farm of 62 acres, located 5 miles from Utica P. O.; 5 miles from railway station at Utica, on line of N. Y. C. & H. R. R. R.; 30 rods from school; 1½ miles from churches and cheese factory. Highways, good. Nearest village, Deerfield, 3 miles distant; nearest city, Utica, population 75,000, 5 miles distant. Surface of farm, good. Soil, clay loam. Acres in meadow, 32; in natural pasture, 30. Best adapted to dairying and hay. Fences, in fair condition. Barns, in poor condition. Price on application. Address E. A. Warren, Marcy, N. Y.

No. 534—Farm of 130 acres; 2 miles from Marcy P. O., R. D. 2; 2 miles from railway station at Marcy, on line of U. & B. R. R. R.; 2 miles from school, churches and milk station. Highways, good. Soil, clay loam. Acres in meadow, 60; in natural pasture, 30, some timber, soft and hard wood; acres tillable, 100. Best adapted to grass and oats. Fences, wire and board, in good condition. Good house; good buildings. Watered, house by well. 3½ miles from Mohawk River. Occupied by owner. Reason for selling, owner a widow. Address Mrs. E. D. Jones, Marcy, N. Y.

No. 535—Farm of 130 acres; 2 miles from Marcy P. O. and railway station, on Utica & Black River branch of N. Y. C. R. R.; R. D. 2 from Marcy; 6 miles from Utica. Highways, good. Nature and quality of soil, clay loam. Acres in meadow, 60; acres tillable, 100; acres natural pasture, 30. Some timber. Fruit, plums, pears and apples. Best adapted to grass, oats, potatoes and corn. Occupied by owner. Fences, mostly wire. 2-story house with wing, in good condition. Barn, 40x70, in good condition. City water on farm. Wagonhouse and storage house for tools; granary, henhouse; woodhouse. Watered, house and barn, by well; fields, by springs and streams. Reason for selling, this farm is owned by a widow. Price, \$55 per acre. Terms, to suit purchaser. Name and address of owner, Mrs. Evan D. Jones, Marcy, N. Y., R. D. 2.

TOWN OF PARIS

Population 2,660

No. 536—Farm of 200 acres; 10 rods from post office; 100 rods from railway station, on line of D. L. & W. R. R.; 20 rods from school; 15 rods from church; 1 mile from milk station; 8 miles from milk condensing plant. Highways, State road. Surface of farm, level and rolling. Altitude, about 1,200 feet. Soil, gravelly and sandy loam. Acres in meadow, 40; in natural pasture, 10; in timber, 1; acres tillable, 190. Fruit, three acres in apples. Best adapted to hops, potatoes, dairying, etc. Fences, wire, good. House 2½ stories, 16 rooms, bath and toilet on 2 floors, laundry, running spring water, hot and cold water, all city improvements. Outbuildings, in perfect repair, capacity for 75 head of cattle. Watered by never-failing springs. This farm is 100 rods from Sauquoit Creek. This property is 12 miles from the city of Utica on State road. 3 tenant houses. Large house was remodeled 5 years ago at cost of \$4,500. Occupied by owner. Reason for selling, failing health and advanced age of owner. Price, \$20,000. Terms, ½ cash. Address J. W. Risley, Cassville, N. Y.

TOWN OF REMSEN

Population 1,807

*No. 537—Farm of 50 acres; 2 miles from Hinckley P. O.; 2 miles from railway station at Hinckley, on line of M. & M. R. R.; 1 mile from school and Methodist church; 2 miles from cheese factory. Good country roads. Nearest city, Utica, population 75,000, 25 miles distant, reached by M. & M. R. R. Surface of farm, rolling. Altitude, 1,200 feet. Soil, sandy loam. Acres in meadow, 15; in natural pasture, 35; acres tillable, 25. Best adapted to poultry raising, potatoes and buckwheat. House, 7 rooms, in need of repair. Watered by well. 2 miles to West Canada Creek. First-class deer hunting, good fishing, good place for a summer home. Reason for selling, owner does not live in this section of the State. Price, \$300. Terms, cash or ½ cash. Address S. W. Ferguson, Worcester, N. Y., or James Jones, Forestport, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF SANGERFIELD

Population 2,086

*No. 538—Farm of 180 acres; 2½ miles from Sangerfield or, Oriskany Falls P. O.; 3 miles from Waterville railway station, on line of D. L. & W. R. R.; R. D. Highways, good. This farm is situated on the western side of Chenango Valley, sloping to the southeast. Acres under cultivation and in natural pasture, 130; timber 40, cedar. Adapted to hop raising and usual farm products. Occupied by tenant who keeps 25 cows and ships milk to New York City. Fences, fair. House, in fair condition. Barns, one barn, 40x80, stone stable, basement; fine hophouse with building for hop pickers; other barns and buildings. Reason for selling, to close an estate. Price, \$7,600. Terms, easy. Name and address of executor, John D. Collins, Utica, N. Y.

TOWN OF VERNON

Population 3,197

*No. 539—Farm of 235 acres; 3 miles from Vernon P. O. and railway station, on line of N. Y. C. R. R. and W. S. R. R.; 1 mile from trolley; R. D.; creamery adjoins farm. Highways, good. Fine soil, gravelly loam. Adapted to hops and all farm products. Some timber. Apple orchard. Occupied by tenant. Fences, good. Large house and cottage for help, in fine condition. Barn, 100x40, with carriagehouse connected, stone stable basement. Watered by 2 never-failing streams. Reason for selling, to close an estate. Price, \$16,000. Address John D. Collins, Devcurex Block, Utica, N. Y.

No. 540—Farm of 260 acres; 2 miles from Vernon P. O. and railway station, on Oneida Electric R. R., with hourly service. Highways, good. Soil, gravel and loam. Acres in meadow, 185; acres tillable, 240; acres natural pasture, 70; acres timber, 5, maple and birch. Best adapted to corn, grain, hops and dairying. Altitude, 600 feet. Fences, post and wire. Large house, in good condition. Barn, 100x40, with wing, 36x25, 2 silos attached; horse barn, 38x26; hophouse, 45x20; hoghouse, 45x16. Watered, house and barns, by springs; fields, by running water. Reason for

selling, owner wishes to retire. This farm is 5½ miles from Oneida, on the N. Y. C. R. R., and 4 miles from Kenwood, on the O. & W. R. R., near canning factory, cheese factory and milk station. Price, \$40 per acre. Terms, ½ down. Name and address of owner, F. A. Gary, Vernon, N. Y.

*No. 541—Farm of 165 acres, in the town of Steuben, 6 miles to town of 8,000; 20 acres of maple and beech wood; balance tillable land. Well fenced with stone walls and wire fences. Small orchard. 13-room house. Large basement barn; all necessary out-buildings; good silo. Good supply of water. Mail delivery at door every morning. Price, \$3,000. Address H. L. Reed, agent, Amsterdam, N. Y.

TOWN OF VERONA

Population 3,456

No. 542—Farm of 129 acres; 1 mile from Higginsville P. O.; 3½ miles from Verona station, on line of N. Y. C. and O. & W. R. R.; R. D. 2 from Durhamville; 10 rods from school. Highways, in fair condition. Soil, sand and gravelly loam and muck. Acres in meadow, 50; tillable, 75; natural pasture, 52; timber, 2, maple and ash, second growth. Fruit, pears, plums and apples. Best adapted to grass, corn and oats. Occupied by owner. House, 2 stories, in good condition. Cow barn, 36x80, 20-foot posts, with 7-foot basement, pine siding, re-shingled in 1905 with Washington red cedar shingles; horse barn and wagonhouse, 36x50, pine siding, slate roof; hoghouse and henhouse with basement, 20x30, 16-foot posts, 2 floors, used for storage; silo, 20x21x21; cow barn with basement above ground; all floors in barns and hoghouse concrete. House built in 1882, well painted, tin roof, concrete cistern under kitchen, 10x10, and 8 feet deep; furnace heat. There is also on the place a shop or toolhouse, 20x30, 16-foot posts and pine siding; icehouse, wood and storehouse, 18x20, 14-foot posts and pine siding. All buildings have been painted once and some twice. Farm will keep from 30 to 35 head of stock and 4 horses. Owner offers to sell place for what the buildings are worth. Reason for selling, advanced age and poor

* Farm is in hands of agent or real estate man.

health of owner. For price and terms, address Jerome A. Jackson, Durhamville, N. Y.

No. 543—Farm of 180 acres; on road leading from Verona station to Vernon; 2 miles from either place; on the line of the proposed Buffalo, Rochester & Eastern Railway; 2 miles from 2 leading railroads, the N. Y. C. and W. S. & B.; 2 miles from canning factories and high school. Highways, good. Soil, sandy loam, clay subsoil. Acres in meadow, 60; acres tillable, 150; acres timber, 20, maple, beech, elm and hemlock. Fruit, apples, pears, plums, prunes and cherries. Best adapted to general farming. Occupied by owner. Fences, wire, in good condition. House, modern, 14 rooms, slate roof; built in 1895. Dairy barn, 120x40, 54 feet high, slate roof, built in 1895. Horse barn, 50x34, slate roof, built in 1895; hoghouse, 60x16, steel roof, built in 1900. Maple grove, with sugarhouse, in good condition. Water, gravity system in barnyard; never-failing well and large cistern in house. This is one of the most desirable farms in the county, as to location, surroundings and general advantages. Reason for selling, advanced age of owner. Price, \$15,000. Terms, \$8,000 cash, balance can remain on bond and mortgage. Name and address of owner, I. L. Amann, Verona, N. Y., R. D. 2.

No. 544—Farm of 150 acres, $\frac{1}{2}$ mile from State Bridge P. O.; 40 rods from station on line of O. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from church; 40 rods from milk station. Highways, good. 4 miles from Oneida, population about 9,000, reached by rail and highway. Occupied by owner. Surface, part rolling and part level. Soil, gravel and sand loam. 6 acres in timber, 140 acres tillable. Best adapted to corn, small grains, hay and potatoes. Fences, barbed wire, in good condition. House, 2 stories, upright, 18x26, wing, 16x24, 1 $\frac{1}{2}$ stories. Barn, 30x70, hemlock; barn, 26x25. Watered by well and running water. 4 miles from Oneida Lake. Price, \$5,000. Terms, $\frac{1}{3}$ down. Address Asel Wileox, Verona Station, N. Y.

No. 545—Farm of 250 acres; 2 miles from Verona Station P. O.; 2 miles

from railway station, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 3 miles from churches; R. D. 1 from Verona station. Highways, good. 3 miles from Oneida, population about 9,000, reached by highway. Occupied by owner. Level surface. Soil, muck, sandy loam, with clay subsoil. Acres in meadow, 90; pasture, 100; acres tillable, 225. Fruit, apples. Best adapted to hay, grain and dairying. Fences, barbed wire, in good condition. House, 1 $\frac{1}{2}$ stories. Barns for stabling 80 cows and 15 horses and capable of holding enough feed for them. Watered by well and windmill. 6 miles from Oneida Lake. Price, \$15,000. Terms, $\frac{1}{3}$ down. Address Asel Wilcox, Verona, Station, N. Y.

No. 546—Farm of 339 acres; 5 miles from Durhamville P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at State Bridge, on line of N. Y. O. & W. R. R.; $2\frac{1}{2}$ miles from railway station at Sylvan Beach, on line of L. V. R. R.; $\frac{3}{4}$ mile from school; 2 miles from church; 1 mile from cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, level. Nearest city, Oneida, population about 9,000, 7 miles distant, reached by rail and highway. Surface of farm, level and rolling. Soil, sandy loam and clay. Acres in meadow, 100; in natural pasture, 150; in timber, 50, maple, elm and ash; acres tillable, 150. Fruit, apples, cherries and plums. Best adapted to grass, corn, oats and buckwheat. Fences, woven wire, barbed wire and rail, good condition. House, 8 rooms, fair condition. Outbuildings: one barn, 36x60; barn, 40x60, with basement; barn, 20x70; cornhouse; hayhouse; henhouse and silo, 16x24, good condition. Watered by well and creek. This property is $2\frac{1}{2}$ miles from Sylvan Beach. Occupied by owner. Reason for selling, owner has another farm and cannot attend to both. Price, \$8,000. Address Edgar S. Bennett, Durhamville, N. Y.

No. 547—Farm of 50 acres; $2\frac{1}{2}$ miles from center of city of Oneida, population about 9,000; $1\frac{1}{2}$ miles from Verona railway station, on line of N. Y. C. R. R.; 1 mile from milk station and cheese factory; R. D. and Farmers' Telephone line pass place; 100 yards from school. Highways level, in fair condi-

tion. 25 acres under cultivation; soil on 7 acres sandy, 18 acres gravelly loam; 18 or 20 acres in pasture, soil on part of this muck; 4 acres in timber, mainly hemlock and white ash. Timber can be sold standing for about \$250. Fruit about 24 apple trees, some grafted. Fences, good. Outbuildings, barn, 30x40, with material on hand to put in good repair. No house. Farm suitable for small dairy, poultry, general farming, raising vegetables for canning factory at Oneida. Reason for selling, to close an estate. Price, \$1,500. Address Cady P. Ray or George D. Williams, Durhamville, N. Y.

No. 548—Farm of 197 acres, located 2 miles from Durhamville P. O., R. D. 2; $\frac{1}{3}$ mile from railway station at State Bridge, on line of N. Y. O. & W. R. R.; $\frac{1}{4}$ mile from school; $\frac{3}{4}$ mile from churches; 1 mile from cheese factory; $\frac{1}{3}$ mile from milk station. Highways, level and good. Nearest village, Oneida, population about 9,000, 4 miles distant, reached by rail and highway. Surface, rolling. Acres in meadow, 40; in natural pasture, 60; in timber, 35 or 40, hemlock, soft maple, elm, birch and cedar; acres tillable, 60. One young and one old apple orchard. A few cherries, pears and grapes. Best adapted to corn, potatoes, grain, etc. Fences, wire, in good condition. Two houses, one, 12 rooms, one, 7 rooms. Horse barn, 40x60, good condition; cow barn, 30x50, with addition on side and end, suitable for 25 head of stock; new silo. Watered, house and barns, by wells; fields, by brook. Oneida Lake 3 miles distant. About 400 feet from Erie Canal. Occupied by tenant. Reason for selling, old age of owner. Price, \$6,300. Terms, $\frac{1}{2}$ down, balance at 5%. Address Mrs. Clara Hess Munroe, 44 Stone Street, Oneida, N. Y.

TOWN OF WESTMORELAND

Population 1,995

No. 549—Farm of 78 acres, located $\frac{3}{4}$ mile from Westmoreland P. O., R. D. 1; $\frac{3}{4}$ mile from railway station at Westmoreland, on line of N. Y. O. & W. R. R.; and $1\frac{1}{2}$ miles from railway station at Clarks Mills, on line of W. S. R. R.; $\frac{3}{4}$ mile from school, Congregational, Methodist, and Episcopal churches; $1\frac{1}{4}$ miles from butter factory; $\frac{3}{4}$ mile from milk station. Highways, good. Nearest village, Clinton, population 1,500, 5 miles distant; nearest cities, Utica and Rome, population of Utica 75,000, of Rome 18,000, 8 miles distant, reached by electric cars, also by highway. Surface of farm, level, slightly rolling. Soil, gravelly, very good. Acres in meadow, 32; in natural pasture, 28; in timber, 10, hemlock, maple, and hickory, medium quality; acres tillable, 50 or more. Fruit, 14 apple trees, bearing, 15 young apple trees, 7 young pear trees, 9 cherry trees, some bearing, 12 plum trees, also small fruits. Best adapted to dairying, hay, corn, general crops, alfalfa. Fences, mostly barbed wire, in fair condition. House, 26x40, 9 rooms, halls and attics, practically new, painted. Basement barn, 36x54, cement floor, swing stanchions; good hay barn, 20x40; old large barn painted; poultryhouses for 150 hens; 2 silos. Watered, house, by well and cistern; barns, by wells; fields, by pond and running stream. 18 miles from Oneida Lake, 6 miles from Mohawk River. 7 minutes' walk to electric cars. Maple and elm shade. $1\frac{1}{2}$ miles to State road. 5 miles from Hamilton College, Clinton, N. Y. Occupied by owner. Reason for selling, owner wishes to move to warmer climate. Price, \$6,500. Terms, \$3,500 cash, balance to suit purchaser. Address Eugene H. Clark, Westmoreland, N. Y.

ONONDAGA COUNTY

Population 200,298

TOWN OF FABIUS

Population 1,557

No. 550—Farm of 835 acres, located $3\frac{1}{2}$ miles from Fabius P. O., R. D. 1; $3\frac{1}{2}$ miles from railway station at Apulia, on line of D., L. & W. R. R.; 20 rods from school; $2\frac{1}{2}$ miles from churches and butter factory; $3\frac{1}{2}$ miles

from two milk stations and condensing plant. Highways, State road half distance. Nearest village, Fabius, population 700, $2\frac{1}{2}$ miles distant, reached by highway. Surface, rolling. Soil, fine clay loam. Acres in meadow, 400; in natural pasture, 200; in timber, 100, hemlock and hard wood, beech and maple; acres tillable, 700. Best adapted to

dairying, raising potatoes, cabbage, fine market for all. Peas and corn for canning factory. Fences, wire and rail, fair condition. House, 10 rooms, good condition. Barns, one cow barn, 40x180, for 140 cows; one barn, 60x80, for 60 cows; horse barn, 40x60; silo; all in good condition. Watered, house and barns, by running water; fields, by running water and springs. Occupied by tenant. Reason for selling, owner has retired and wishes to live in city. Price, \$35,000. Terms, $\frac{1}{2}$ cash, or renting property. Address F. E. Dawley, Fayetteville, N. Y.

TOWN OF LYSANDER

Population 4,500

No. 551—Farm of 104 acres; 5 miles from Baldwinsville P. O., R. D. 4; 5 miles from railway station at Baldwinsville, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches, butter factory and cheese factory; 5 miles from milk station. Highways, good. Nearest city, Syracuse, population 138,000, 18 miles distant, reached by highway. Surface of farm, rough. Altitude, 450 feet. Soil, gravel. Acres in natural pasture, 25; in timber, 20, chestnut, ash, elm; acres tillable, 60. Best adapted to corn, rye, tobacco. Fences, wire, in fair condition. House, large, in fair condition. Barns, large, in fair condition. Occupied by tenant. Reason for selling, owner lives at a distance from farm. Owner will rent with option to buy. For price and terms, address Harvey Dunham, Moravia, N. Y.

No. 552—Farm of 50 acres, located 3 miles from Lysander P. O., R. D. 1; 5 miles from railway station at Lamson, on line of D. L. & W. R. R.; 1 mile from school; 2 miles from Methodist church, butter factory, cheese factory, and milk station. Highways, good. Nearest village, Baldwinsville, population 3,000, 7 miles distant, reached by highway. Surface of farm, level. Altitude, 450 feet. Soil, sandy. Acres in meadow, 50; all tillable. Best adapted to tobacco, rye, corn. House, in fair condition. Barn, in fair condition. Price on application. Owner will rent with option to buy. Address Mrs. Tobias Smith, Lamson, N. Y.

TOWN OF MANLIUS

Population 6,016

No. 553—Farm of 160 acres; 2 miles from Fayetteville P. O. and railway station, on line of Chenango Branch of W. S. & S. E. R. R.; R. D. from Manlius. Highways, good; 1 mile from State road. Soil, clay loam. Acres of alfalfa, 75; acres tillable, 150; acres natural pasture and timber, 10, second growth. Best adapted to alfalfa raising and dairying. Altitude, 750 feet. Fences, fair. 10-room house, in fair condition. Medium barns. Watered by well and running water. Price, \$14,000. Terms, easy. Address F. E. Dawley, Fayetteville, N. Y.

*No. 554—Farm of 210 acres; 2 $\frac{1}{2}$ miles from Fayetteville P. O., R. D., and railway station, on line of branch of W. S. R. R., 2 $\frac{1}{2}$ miles from high school, churches, cheese factory and milk station. Highways, good. Syracuse, 10 $\frac{1}{2}$ miles distant, reached by highway and trolley. Surface, level. Soil, sandy clay loam, dry land. Acres in meadow, 80; in natural pasture, 1; in timber, 15; acres tillable, 124. Some apple trees. Best adapted to corn, wheat, potatoes; 90 acres now seeded to alfalfa. Fences, woven wire and stone wall. House, 1 $\frac{1}{2}$ -story, 30x36, wing, 16x16, 12 rooms, fine cellar, newly painted and in fine condition. Barn, 36x60, newly shingled; 3 barns and 2 sheds in all; all in very good condition; will stable 30 head of cattle. House, watered by never-failing well; barns, by spring water piped to them; fields, by springs; cistern in house. Commands a fine view of Oneida Lake and Syracuse. Largest alfalfa farm in this section. Occupied by tenant. Reason for selling, poor health and advancing age of owner. Owner will rent. Price, \$50 per acre. Terms, \$3,000 down, balance on mortgage. Address Frank J. Stilwell, Manlius, Onondaga Co., N. Y.

TOWN OF ONONDAGA

Population 6,340

No. 555—Farm of 183 acres; 3 miles from Onondaga P. O., R. D. 2; 7 miles from Syracuse, on line of N. Y. C. R. R. and D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 3 miles from Methodist and

* Farm is in hands of agent or real estate man.

Presbyterian churches; $1\frac{1}{2}$ miles from butter factory. Highways, stone and macadamized. Nearest village, Onondaga, population 400, 3 miles distant; nearest city Syracuse, population 138,000, 7 miles distant. Surface of farm, rolling. Altitude, 1,200 feet. Soil, sandy loam. Acres in meadow, 120; in timber, 13; all tillable except woodland. Fruit, 224 choice apple trees. Best adapted to alfalfa, oats, barley, wheat. Fences, woven wire. House, 12 rooms, in good condition. Barn, 30x26, on basement; barn, 26x60; barn, 30x40; barn, 40x45; cowhouse; pigpen; henhouse. Watered, house, by well; barns, by running water; fields, by spring. 50 acres of fine alfalfa. This is good land and milk from this farm sells for 4 cents per quart. Occupied by tenant; lease expires April 1, 1912. Reason for selling, owner is not a farmer. Price, \$11,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address D. L. Curtis, and E. P. Boyle, Onondaga, N. Y.

TOWN OF POMPEY

Population 2,093

No. 556—Farm of 144 acres; 5 miles from Manlius P. O., R. D. 3, and railway station, on line of Chenango Valley branch of the N. Y. C. R. R.; 40 rods from school; $1\frac{1}{2}$ miles from school and church; $1\frac{1}{4}$ miles from butter factory and cheese factory; $1\frac{1}{2}$ miles from milk station; 4 miles from condensing plant. Highways, good. Nearest village, Manlius, population 1,500, 5 miles distant, reached by highway; Syracuse, 14 miles distant, reached by trolley from Manlius. Surface, slightly rolling, no hills; lies sloping to southeast. Soil, dark clay and gravel loam. Acres in meadow, 40; in timber, 7 or 8; acres tillable, all except wood lot. 133 apple trees, a few plum trees. Best adapted to wheat, corn, barley, oats, potatoes, cabbage and alfalfa. Fences, rail and wire, fair condition. House, 30x38, 10 rooms, wing, 12x16, woodhouse. Barns: horse barn and carriage house, 30x40, painted, in good condition; hog- and cornhouse, 12x14; hay, grain and cow barn, 42x68; 2 hay barns, 20x30, 18x30. Watered, house, by well; barns, by wells and springs; fields, by springs. Occupied by tenant. Reason for selling, owner is not a farmer and is in poor health. Price, \$50 per acre. Terms, part cash, part

mortgage. Owner will rent with option to buy. Address C. A. Lakin, owner, Manlius, Onondaga Co., N. Y., R. D. 3.

*No. 557—Farm of 100 acres; 6 miles from Manlius P. O., R. D. 3; 6 miles from railway station at Manlius, on line of Chenango Valley R. R.; 1 mile from school; 2 miles from Presbyterian, Congregational, and Catholic churches, cheese factory, and milk station; 5 miles from condensing plant. Highways, good. Nearest village, Pompey Hill, population 400, $2\frac{1}{2}$ miles distant. Nearest city, Syracuse, population 138,000, $14\frac{1}{2}$ miles distant, reached by highway. Surface of farm, comparatively level. Altitude, 1,450 feet. Soil, clay loam. Acres in meadow, 33; in natural pasture, 25; in timber, 8, beech, maple and hemlock; acres tillable, 36. Fruit, apples, 5 cherry, 4 pear and 6 plum trees. Best adapted to corn, oats, barley, potatoes, cabbage. Fences, rail and wire. House, new, 10 rooms, good condition. Barns, 36x40, 30x28, in fair condition. Watered, house and barns, by springs; fields, by springs. Occupied by owner and tenant. Reason for selling, owner a widow and unable to take charge of farm. Price, \$45 per acre. Terms, part cash, part on mortgage. Address C. A. Lakin, agent, Manlius, N. Y.

No. 558—Farm of $84\frac{4}{5}$ acres; 1 mile from Delphi Falls P. O.; 2 miles from railway station at Delphi Falls, on line of Elmira and Cortland branch of L. V. R. R.; 1 mile from school and churches; $1\frac{1}{4}$ miles from milk condensing plant. Highways, good. Nearest city, Syracuse, population 138,000, 19 miles distant, reached by rail and highway; nearest villages Cazenovia, 5 miles distant, and Manlius, 8 miles. Surface of farm, meadow and orchard level, pasture somewhat hilly. Fertile soil with sufficient gravel for drainage. Acres in pasture, 24; in timber, 6, beech and maple; all tillable except pasture and timber land, pasture land could be easily changed into very productive land. Fruit, 73 apple trees, few pear, cherry and plum trees. Best adapted to wheat, corn, alfalfa, oats, buckwheat and millet. Fences, wire, picket and rail, in good condition. House, 14 rooms, main part, $26 \times 36\frac{1}{2}$, wing, 32x32. Outbuildings: cow barn, 30x64; stable, with cement floor, white-washed walls; horse barn, 30x36; shop,

* Farm is in hands of agent or real estate man.

20x24, with attic; shed, 20x50; corn-house, 14x31. Watered, house and barn, by never-failing well and cistern, also piped spring water; fields, by springs. 5 miles from Cazenovia Lake. Reason for selling, to close an estate. There is a sugar bush of 100 trees, also sugar house and small house for the purpose of evaporating fruit. Price, \$5,500. Terms, \$1,000 cash, balance on mortgage. Address Mrs. L. O. Bush, 1615 East Fayette St., Syracuse, N. Y., or Mrs. J. K. Moore, 502 W. 139 St., New York City.

No. 559—Farm of 141 acres, located 5 miles from Manlius P. O., R. D. 3; 3 miles from railway station at Oran, on line of W. S. R. R.; $\frac{3}{4}$ mile from school and church; 1 mile from butter and cheese factory; 1 mile from milk station. Highways, good. Nearest city, Syracuse, population 138,000, 15 miles distant, reached by highway and trolley. Surface, rolling. Soil, dark loam. 10 acres in timber, maple, beech and hemlock, a few pine trees. Acres tillable, 131. 75 to 100 apple trees. Best adapted to hay, alfalfa, wheat, barley, oats, corn, buckwheat. Fences, wire and rail, good condition. Large 12-room house, 2 cellars, good condition. Barns: hay barn, with basement stable, 56x32; large silo; 2 large sheds attached to barn; grain barn, 30x40; granary, 16x20; carriagehouse, 25x35. House watered by well; barns, by well; fields, by spring and creek. Occupied by tenant. Reason for selling, owner too far away to give it personal attention. Bell telephone in house, on direct road; milk route by door. Price, on application. Address F. F. Hubbard, Canastota, N. Y., or Mrs. Frank H. Vail, Manlius, N. Y.

*No. 560—Farm of 94 $\frac{1}{2}$ acres; 9 $\frac{3}{4}$ miles from Manlius, N. Y., P. O., R. D. 3; 9 miles from station of Apulia, on line of the D. L. & W. R. R.; 1 mile from school; 3 $\frac{1}{2}$ miles from Presbyterian, Methodist and Catholic churches; 2 miles from cheese factory; 2 miles from milk station; 4 miles from condensing plant. Highways, good. Nearest village, Fabius, population of 500, 4 miles distant, reached by highway; city of Syracuse, population 138,000, distant 16 miles, by highway. Surface, level. Altitude, 1,300 feet. Soil, dark clay loam. 20 acres of meadow; 6 acres

of timber, beech and maple; all of farm tillable except the wooded part. Fruit consists of apple, peach, and pear trees and berries. Land adapted to corn, wheat, oats, barley, buckwheat and potatoes. Fences of stone, wire and rail, in good condition. House, 26x32, with wing, 16x20, in good condition. Barn, 36x50, in fair condition. House watered by well; barn, by springs and well; fields, by springs. Cazenovia Lake is within 4 $\frac{1}{2}$ miles of farm. This farm is located on highway in nice neighborhood, and is in good state of cultivation, producing large crops. Occupied by owner; possession can be given on 30 days' notice. Reason for selling, owner has two farms and cannot care for both to advantage. Price, \$2,500. Terms, part cash and part mortgage. Address owner, Dennis Dwyer, c/o C. A. Lakin, agent, Manlius, N. Y.

*No. 561—Farm of 53 acres, located 8 miles from Manlius P. O., R. D. 3, and station, on line of Chenango Valley R. R.; 1 mile from school; 2 $\frac{1}{2}$ miles from Methodist, Presbyterian and Catholic churches, cheese factory, and milk station; 4 miles from condensing plant. Highways, good. Nearest large village, Fabius, population 500, 3 miles distant; nearest city, Syracuse, population 138,000, 15 miles distant, reached by highways. Surface, level. Altitude, 1,300 feet. Soil, dark rich loam. 15 acres of meadow; 2 acres of natural pasture; 3 acres of timber, beech, elm and basswood; 47 acres tillable. There is a small apple orchard and other small fruit. Land adapted to corn, oats, barley, potatoes and cabbage. Fences, of rail and wire, in fine condition. Main house, 26x34, wing, 12x16, fair condition. Barn, 36x44, in fine condition. House is watered by well; barn, by wells; fields, by springs and stream. This land is capable of raising very fine and large crops of potatoes and cabbage. Occupied by tenant; possession can be had at any time. Reason for selling, owner is aged widow. Price, \$1,600. Terms, cash. Address owner, Mrs. Sophia Olcott, c/o C. A. Lakin, agent, Manlius, N. Y.

No. 562—Farm of 114 acres; 1 $\frac{1}{4}$ miles from Manlius P. O., R. D. 2; 1 $\frac{1}{4}$ miles from station of Manlius, on line of N. Y. C. & H. R. R. R.; 1 mile from

* Farm is in hands of agent or real estate man.

school; $1\frac{1}{4}$ miles from churches; $1\frac{1}{2}$ miles from butter factory and condensing plant. First-class stone road. Nearest village, Manlius, population 2,000, distant $1\frac{1}{4}$ miles; Syracuse, population 138,000, 10 miles distant, by rail. Surface, rolling to the east. Altitude, about 600 feet. Soil, lime. 25 acres in alfalfa; 20 acres in meadow; 10 acres in natural pasture; 5 acres in timber, pine, hemlock and hard wood; 100 acres tillable. Fruit, about 50 apple trees. Land best adapted to wheat, barley, corn, tobacco, oats, rye and potatoes. Good woven wire fences, and stone walls. House, 30x40, new. New barn, 30x60; horse barn, 30x40; hoghouse, 40x20; henhouse, 120x20. Watered, house, by springs and well; barns, by springs piped; fields, by springs. This farm is all up-to-date, with all new buildings, and is under the best of cultivation. Occupied by owner. Reason for selling, owner has other business. Price on application. Terms, cash. Address M. Murphy, Manlius, N. Y.

No. 563—Farm of 140 acres; 6 miles from Manlius P. O., R. D. 3; $4\frac{1}{2}$ miles from railway station at Oran, on line of W. S. R. R.; $\frac{1}{4}$ mile from school and church; $\frac{1}{2}$ mile from butter and cheese factory. Highways, good. Nearest city, Syracuse, population 138,000, 16 miles distant, reached by trolley, rail and highway. Surface, rolling. Soil, clay loam. Acres in meadow, 40; in natural pasture, 15; in timber, 12, maple, beech, oak, hemlock; acres tillable, 130. 40 apple, 12 plum, 7 pear trees, grapes. Best adapted to wheat, barley, oats, corn, buckwheat, hay, alfalfa. Fences, wire and rail, good condition. House, large, 17 rooms, good condition; Bell telephone. Barns, 32x72, with basement; barn, 25x30, tool-room and henhouse attached. Watered, house by well; barns, by well; fields, by spring and creek. Occupied by owner. Reason for selling, owner wishes to retire. Price and terms on application. Address Frank H. Vail, Manlius, Onondaga Co., N. Y., R. D. 3.

No. 564—Farm of 198 acres; 6 miles from Manlius P. O., R. D. 3, and station on line of Chenango branch of the N. Y. C. R. R.; 50 rods from school; $1\frac{1}{2}$ miles from churches (Presbyterian and Catholic); $1\frac{1}{2}$ miles from butter factory and cheese factory; $2\frac{1}{2}$ miles

from milk station; $5\frac{1}{2}$ miles from condensing plant. Good roads, part stone. Nearest large village, Manlius, population 2,000, distant 6 miles by highway; Pompey Village, is $1\frac{1}{2}$ miles distant; Fabius, 5 miles distant; and the city of Syracuse, 16 miles distant. Surface, rolling. Altitude, 1,400 feet. Soil, clay and gravelly loam. 65 acres of meadow; 50 acres of natural pasture; 35 acres of timber, beech, elm, pine, maple and hemlock; 112 acres tillable. Fruit consists of 150 apple trees, 5 pear trees, 4 plum trees, and $\frac{1}{4}$ acre of raspberries. Land best adapted to corn, rye, wheat, barley, oats, alfalfa, potatoes and cabbage. Fences, posts and wire, in fair condition. House, 12 rooms, in good condition. Horse barn, in good condition; 3 other barns, in fair condition, large size; 2 other outbuildings, in fair condition. House has well and cistern water; barns have springs; fields are well watered by springs. Cazenovia Lake is 5 miles distant. Occupied by owner. Reason for selling, owner does not wish to farm any longer. Price, \$30 per acre. Terms, $\frac{2}{3}$ cash, balance on time. Address Thomas Mullen, Manlius, N. Y., R. D. 3.

No. 565—Farm of 149 acres; $3\frac{1}{2}$ miles from Manlius P. O., R. D. 3; 4 miles from railway station at Manlius, on line of Chenango branch of the N. Y. C. R. R.; $\frac{1}{2}$ mile from school and churches; 3 miles from butter factory and cheese factory; $\frac{1}{2}$ mile from milk station. Highways, good. Nearest city, Syracuse, population 138,000, $13\frac{1}{2}$ miles distant, reached by highway to Manlius, trolley to Syracuse. Surface, quite level. Soil, clay loam. Acres in meadow, 50; in natural pasture, 15; in timber, 6, beech, maple and elm. 2-acre apple orchard. Pears, plums, cherries, grapes, currants. Best adapted to wheat, corn, oats, barley, potatoes and cabbages. Fences, wire and board, in fair condition. 2 8-room houses, one in good condition, one in fair condition. 2 horse barns; 2 grain barns, 1 with basement, 36x56; 2 henhouses; hog-house; shop; cornerib. Watered, house, by 2 wells and spring water piped to house; barns, same manner. Occupied by owner. Reason for selling, old age and poor health of owner. Price, \$6,000. Terms, \$2,000 cash, balance on mortgage at 5%. Address Peter Heftie, Manlius, N. Y., R. D. 3.

TOWN OF VAN BUREN

Population 3,200

No. 566—Farm of 155 acres; 2 miles from Baldwinsville P. O., R. D. 2; $2\frac{1}{2}$ miles from railway station at Baldwinsville, on line of D. L. & W. R. R.; 1 mile from school; 2 miles from churches; 2 miles from butter factory; $2\frac{1}{2}$ miles from milk station. Highways, good. Nearest large city, Syracuse, population 138,000, 12 miles distant. Surface, level. Soil, sandy loam. Acres in meadow, 40; in natural pasture, 20;

in timber, 35, all kinds; acres tillable, 100. Fruit, 40 apple trees. Adapted to all crops. Fences, wire, in fair condition. 2-story house, in good condition. Outbuildings, 2 good barns and 2 tobacco sheds. Watered, house, by well and cistern; barns, by well; fields, by springs. This property is located 2 miles from the Seneca River. Occupied by tenant. Reason for selling, to settle an estate. Price, \$65 per acre. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Charles Reed Estate, Savannah, N. Y., R. D. 1.

ONTARIO COUNTY

Population 52,286

TOWN OF CANANDAIGUA

Population 9,405

No. 567—Farm of 185 acres, 8 miles from Canandaigua P. O. and railway station, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school and church. Highways good. State road to farm. Nearest large village, Canandaigua, population about 8,000. Surface, rolling. Soil, gravelly. Acres in meadow, 60; timber, 30, oak, chestnut, maple and pine; acres tillable, 140. Fruit, 150 apple trees, 100 plum, peaches and pears, also 6 acres of raspberries. Best adapted to general farming. Fences, wire, good. Large house. Large barn, good condition. Watered by well and springs. Farm is 1 mile from Canandaigua Lake. Occupied by tenant. Reason for selling, to settle an estate. Price, \$50 per acre. Terms easy. If preferable, owner will sell only 110 acres, containing the house, the largest barn, a 20x40-foot dryhouse for drying apples or berries, hogpen, henhouse, all the fruit. Price, \$60 per acre. Address J. P. or J. A. McJennett, Canandaigua, N. Y.

Best adapted to beans, corn, potatoes, dairying and cabbage. Fences, mostly woven wire. House, 30x36, with wing, 20x20, good condition; tenant house. Outbuildings: grain barns, one, 32x32; one, 32x40. Watered by well. Farm is 6 miles from Canandaigua Lake. Occupied by tenant. Price, \$8,000. Terms, $\frac{1}{2}$ down. Owners will rent. Address Irving or Esther Payne, Victor, N. Y., R. D.

No. 569—Farm of 91 acres; 4 miles from P. O.; 4 miles from railway station at Macedon, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; 4 miles from churches. Highways, gravel. Nearest city, Rochester, population 218,000, 20 miles distant, reached by rail. Soil, gravel loam. Acres in meadow, 6; natural pasture, 8; in timber, 15, elm, maple and cedar; acres tillable, 60. Best adapted to wheat, oats, barley, potatoes and general crops. Fences, cedar. House, 30x40. Barns, 32x40 and 24x32. Watered, house and barns, by wells; fields, by spring. Reason for selling, to settle an estate. Address E. A. Adams, Palmyra, N. Y.

TOWN OF FARMINGTON

Population 1,568

No. 568—Farm of 90 acres; 4 miles from Victor P. O., R. D. 2; $\frac{1}{2}$ mile from railway station at Farmington, on line of L. V. R. R.; $\frac{1}{8}$ mile from school; 4 miles from churches. Soil, loam and gravel. Nearest large village, Canandaigua, population about 8,000, reached by highway. Acres in meadow, 40; natural pasture, 15; timber, 3, elm; acres tillable, 75. Fruit, 80 apple, 15 peach and 15 cherry trees.

TOWN OF GENEVA

Population 1,086

No. 570—Farm of 118 acres, $\frac{3}{4}$ mile from railway station at Bilsboro, on Pennsylvania Division of N. Y. C. & H. R. R. Highways, good. $3\frac{1}{2}$ miles from Geneva. Soil, sandy loam. 5 acres of apple orchard. Large basement barn; carriagehouse, corn and hoghouse combined; all in good condition. Occupied by owner. Altitude, 600 feet. Fences, wire, fair condition. Cobblestone house,

good condition; also tenant house. Watered by wells and springs. $\frac{3}{4}$ mile from Seneca Lake. For price and terms, address Miss Emma Pendle, Geneva, N. Y., R. D. 1.

TOWN OF MANCHESTER

Population 4,889

No. 571—Farm of 260 acres; 1 mile from Shortsville P. O.; 1 mile from railway station at Shortsville, on line of N. Y. C. & H. R. R. R.; 1 mile from school, Presbyterian, Methodist, Episcopal and Catholic churches and from milk station. Highways, good. Nearest city, Geneva, population 12,000, 16 miles distant, reached by rail or highway. Surface of farm, rolling. Altitude, 650 feet. Soil, loam and limestone. Acres in meadow, 75; in natural pasture, 85; acres tillable, 200. Fruit, 15 acres of apple orchard. Best adapted to corn, wheat, potatoes and vegetables. Fences, wire, in fair condition. House, 12 rooms, in fair condition. Outbuildings: barn, 36x90; 7-foot basement barn, 40x60; 7-foot basement horse barn, 36x50; icehouse, and hennery. Watered, house, by well; barns, by cistern and well; fields, by spring and small stream. Water pipes connected to the 3 barns by motor power. 6 miles from Canandaigua Lake; 1 mile from Canandaigua outlet. Occupied by owner's brother; lease expires April 1, 1912. Reason for selling, owner is a non-resident. Price, \$90

per acre. Terms easy. Address A. M. Bentley, Clifton Springs, N. Y., care C. M. Bentley.

TOWN OF VICTOR

Population 2,393

No. 572—Farm of 166 acres, 3 miles from Victor P. O., R. D. 1; 3 miles from railway station at Victor, on line of N. Y. C. and L. V. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ miles from Methodist church; 4 miles from butter factory; 3 miles from milk station. Highways, good. Nearest village, Victor, population, 2,000, 3 miles distant, reached by highway. Surface of farm, rolling. Soil, rich, gravelly loam. Acres in meadow, 35; in natural pasture, 20; in timber, 35, beech and maple; acres tillable, 125. Fruit, 4 varieties of cherries, 4 of plums, 2 of grapes, quinces, pears, apples, etc. Best adapted to grain and potatoes. Fences, wire, in good condition. House, 17 rooms, nearly new, worth \$9,000; also a tenant house. Barns, grain and horse barn, 30x75, with basement, cornhouse, icehouse and smokehouse. Watered, house, by well; barns, by springs; fields, by springs. 20 miles from Lake Ontario. The buildings alone on this farm are worth at least \$15,000. Occupied by owner; leased until April 1, 1912. Reason for selling, illness in owner's family. Price, \$16,000. Terms can be made satisfactory. Address W. H. Gillette, Victor, N. Y.

ORANGE COUNTY

Population 116,001

TOWN OF BLOOMING GROVE

Population 2,110

No. 573—Farm of 140 acres; $1\frac{1}{2}$ miles from Craigville P. O. and railway station, on line of Erie R. R.; $\frac{1}{2}$ mile from Farmingdale; 5 miles from Goshen. Highways, good. Soil, sandy loam. Acres tillable, 125; timber, 15. Fruit, mostly apples. Best adapted to hay. Occupied by owner. Mostly stone fences, in fair condition. House, 13 rooms, in good condition; also tenant house. Barn, improved cow stable, wagonhouse and icehouse. Watered, house, by well and cistern; fields, by Cromeline Creek and springs. Farm is suitable for dairy, horses, poultry, grain or for a summer home. Has an espec-

ially fine water supply. Reasons for selling, owner wants a smaller place. Price, \$8,500. Terms, $\frac{2}{3}$ cash. Owner will rent, with option to buy. Name and address of owner, Wm. V. Seamen, Locust Lane Farm, Craigville, N. Y.

TOWN OF CORNWALL

Population 5,690

No. 574—Farm of 25 acres, $\frac{1}{4}$ mile from Idlewild P. O.; $\frac{1}{4}$ mile from railway station at Endlewood, on line of Erie R. R.; $\frac{1}{3}$ mile from school; $2\frac{1}{2}$ miles from churches; $\frac{1}{4}$ mile from condensing plant. Highways, good. Nearest city, Newburgh, population about 28,000, 6 miles distant, reached by rail and highway. Surface, slopes

to the south, part stony. Acres in pasture, 10; in timber, about 3, chestnut and oak; acres tillable, 15. A number of apple trees. Best adapted to fruit growing. House, 22x28, fair condition. Watered, house, by well and cistern. Occupied by tenant; leased from month to month. Reason for selling, death of owner. Price, \$2,500. Terms, cash. Address H. W. Chadeayne, Town of Cornwall, Orange Co., N. Y.

No. 575—Farm of 3 acres; 1 mile from Cornwall P. O. and railway station, on line of W. S. R. R.; 1 mile from school; $\frac{1}{2}$ mile from churches of all denominations. Highways, good. Nearest city, Newburgh, population 28,000, 5 miles distant by highway and 4 miles by rail; 8-minute ride by train. Surface of farm, level. Soil, good. Acres tillable, 2. Fruit of various kinds. Best adapted to gardening. Fences, in fair condition. House, 10 rooms, in good condition. Barn, in fair condition. Watered, house, by spring. Near Hudson River and Storm King Mountain. A healthful and beautiful location, with fine view. Occupied by owner. Reason for selling, owner wishes to return to city. Price, on application. Address Abram S. Clark, Cornwall Landing, N. Y., Box 21.

No. 576—Farm of 10 $\frac{1}{2}$ acres; $\frac{1}{4}$ mile from Cornwall-on-Hudson P. O.; 1 $\frac{1}{2}$ miles from railway station at Cornwall, on line of W. S., or N. Y. O. & W. R. R.; 1 mile from school; $\frac{1}{8}$ mile from Episcopal, Catholic, Presbyterian, Methodist and Baptist churches. Highways, good, near State road. Nearest city, Newburgh, population 28,000, 4 miles distant; nearest village, Cornwall, population 2,700, reached by rail or highway, near State road to Newburgh. Surface of farm, level. Soil, good and rich. Acres in meadow, 4; acres tillable, 8. Fruit, apples, peaches and pears. Adapted to any crops grown in this climate. House, 12 rooms and cellar, extra coal cellar, heated by hot water, bath, electric lights, in fine condition. Barn, 30x40, 2 stories, shed and henery, in good condition. Watered, house, by village water and pump from well; barn, by well and stream. Many beautiful shade trees on place. 1 $\frac{1}{2}$ miles from Hudson River and steamboat landing. Near Highlands of the Hudson. Occupied by tenant. Reason for selling, owner desires to move on

smaller place. Price, \$6,000. Terms, cash. Address Mrs. Eleanor A. Clark, Clark Avenue, Cornwall-on-Hudson, N. Y., Box 491.

No. 577—Farm of 75 acres; $\frac{1}{8}$ mile from Meadow Brook P. O.; $\frac{1}{8}$ mile from railway station at Meadow Brook, on line of O. & W. R. R.; 1 mile from school, Presbyterian and Methodist churches; $\frac{1}{8}$ mile from milk station; 5 miles from condensing plant. Highways, macadamized roads. Nearest city, Newburgh, population, 28,000, 5 miles distant, reached by rail or highway. Surface of farm, slightly rolling. Soil, fertile. Acres in meadow, 45; in natural pasture, 20; in timber, 6, oak, hickory and chestnut; acres tillable, 40. Best adapted to corn, wheat, rye, oats and potatoes, or for a fruit and market gardening farm. Fences, stone. House, 30x50, in good condition. Barn, 28x40, in good condition. Watered, house and barn, by well; fields, by springs and stream. 3 miles from Ramsdale Lake. Occupied by owner. Reason for selling, owner engaged in other business. Price, \$7,000. Terms easy. Address Charles S. Satterly, Meadow Brook, Orange Co., N. Y.

No. 578—Farm of 200 acres, 1 $\frac{1}{2}$ miles from Mountainville P. O. and railway station, on line of Erie R. R. Highways, good. Good soil. Acres in meadow, 20; tillable, 55; natural pasture, 40; the rest is timber, mostly chestnut and oak. Fruit, apples, pears, plums, cherries and peaches. Adapted to fruit raising. Occupied by owner. Altitude, 1,500 feet. House, 6 rooms, in good condition. Barn, 20x50, in good condition. Fences, stone, wire and rail. Watered by well and springs. Reason for selling, owner wishes to retire. Price, \$6,000. Name and address of owner, James Secor, Mountainville, N. Y.

No. 579—Farm of about 75 acres; $\frac{1}{4}$ mile from Meadowbrook P. O. and railway station, on line of O. & W. R. R.; $\frac{1}{8}$ mile from railway station on Erie R. R.; 1 mile from school and churches and condensing plant. State road. Nearest city, Newburgh, population 28,000, 5 miles distant, reached by rail and highway. Surface, rolling. Fertile soil. Acres in meadow, 40; natural pasture, 18; timber, 6, hickory, oak and chestnut; acres tillable, 45. Fruit,

peaches, apples, cherries and plums. Best adapted to general farming. Fences, stone. House, stone, 30x50, good condition. Outbuildings, barn, 28x40, with basement. Well adapted to market gardening, general farming, fruit growing. Watered by well and springs. Reason for selling, owner cannot attend to farm. Price, \$7,000. Terms, reasonable. Owner will rent with option to buy. Address Charles S. Satterly, Meadowbrook, N. Y.

TOWN OF GREENVILLE

Population 644

No. 580—Farm of 140 acres, located 3 miles from Graham railway station, on line of Erie R. R. Highways, good. Soil, clay and gravelly loam. Acres in natural meadow, 17; acres in natural pasture, 44; acres timber, 5, oak and chestnut; acres tillable, 74. 140 apple, 20 plum, 15 pear, 10 cherry trees. Best adapted to corn, oats, rye, wheat, buckwheat, grass, potatoes and strawberries. Occupied by owner. Altitude, 938 feet. Fences, stone, woven and barbed wire, in good condition. Stone house, with slate roof, 44x30, 2 stories and basement, 9 rooms, in good condition. Wagon and horse barn, in good condition; granary; henhouse; icehouse; stable room for 17 cows. Watered by wells, springs and brooks. This farm lies near good markets and near the State road from Port Jervis to Middletown. Reason for selling, advanced age of owner. Barn burned in November, 1909. Until rebuilt in spring of 1912, the price is \$4,700. After new barn is built the cost will be added to price. Terms, 50% down, balance can remain on mortgage if desired. Address I. P. Hallock, South Centerville, Orange Co., N. Y.

No. 581—Farm of 106 acres, 3 miles from Westtown P. O. and railway station, on line of N. Y. S. & W. R. R.; State road. Good loam soil. Acres in meadow, 40; acres tillable, 100; acres natural pasture, 60; acres timber, 1, oak. 35 apple and 10 pear trees. Occupied by owner. Altitude, 965 feet. Fences, wire and stone, in good condition. 10-room house, in good condition. Barn, 30x136, in good condition; has stable for 40 cows and 9 horses, with a large wagonhouse; has running water, with individual buckets for cows. Watered by well, cistern and spring.

This is one of the best dairy farms in Orange County and is within easy reach of a good milk market over a State road. Price, \$5,000. Terms, 30% cash, balance on bond and mortgage. Owner will rent. Name and address of owner, J. W. Eaton, Westtown, N. Y.

No. 582—Farm of 48 acres, 2 miles from Minisink P. O.; 3¼ miles from Westtown railway station, on line of N. Y. S. & W. R. R.; State road. Good loam soil. Acres in meadow, 20; acres tillable, 30; acres natural pasture, 20; acres timber, 1, hickory. 100 apple and 10 pear trees. Best adapted to corn, rye and hay. Occupied by owner. Altitude, 1,095 feet. Fences, wire and stone, in good condition. Large 14-room house, cost \$8,000, good condition; 1 barn, 42x42; carriagehouse, 30x36. This farm could keep a dairy of 5 cows and team. State road to railroad. Price, \$3,000. Terms, 30% cash, balance on mortgage. Name and address of owner, J. W. Eaton, Westtown, N. Y.

No. 583—Farm of 85 acres; 2 miles from Minisink P. O.; 4½ miles from Westtown railway station, on line of N. Y. S. & W. R. R.; ½ mile from school; ½ mile from State road. Loam soil. Acres in meadow, 30; acres tillable, 60; acres natural pasture, 55; acres timber, ½, chestnut and maple. 50 apple, 10 cherry trees, also some pears and plums. Best adapted to corn, oats and hay. Farm contains about 25 acres of black dirt, suitable for lettuce, onions or celery. Occupied by owner. Altitude, 1,000 feet. Fences, stone and wire, in good condition. 6-room house, stone, in good condition. Barn, 30x80. This would make a good dairy or poultry farm. Watered by springs, well and running stream. Price, \$2,500. Terms, 40% cash, balance on mortgage. Name and address of owner, J. W. Eaton, Westtown, N. Y.

TOWN OF HIGHLANDS

Population 6,133

No. 584—Farm of 120 acres; 4 miles from Highland Falls P. O.; 4 miles from railway station at Highland Falls, on line of W. S. R. R.; 3 miles from school; 3 miles from Methodist church; 4 miles from Catholic church. Highways, hilly. Nearest village, Highland Falls, population 2,500, 4 miles distant, reached by highway. Surface of farm, hilly, land

slopes to Cranberry Lake, which is on property. Altitude, 1,500 feet. Soil, good. Acres in meadow, 30; in natural pasture, 10; in timber, 50; acres tillable, 40. Fruit, 40 apple trees, plums, peaches and berries. Best adapted to fruit, poultry, goats. Fences, poor. House, 22x28, 5 rooms, in poor condition. Barn, 30x22, in poor condition. Watered, house, by well; barn, by spring; fields, by springs and lake. $2\frac{1}{2}$ miles from Hudson River. $\frac{3}{4}$ of a beautiful lake on this farm; a healthful location; not very accessible. Price, \$5,000. Terms, cash. Address Susan Roser, Highland Falls, Orange Co., N. Y.

TOWN OF MONTGOMERY

Population 7,439

No. 585—Farm of 327 acres, 2 miles from post office, 2 miles from Wallkill station, on line of Wallkill Valley R. R.; R. D. from Walden. Good State road. Soil, black dirt, light loam. Acres in meadow, 200; acres tillable, 250; acres natural pasture, 75; 10 acres hickory, oak and maple. 300 apple trees; also peach, plum and cherry trees. Occupied by owner. Altitude, 600 feet. Wire fences, in good condition. House, 70x30, in good condition. Barn, 104x38, in good condition. Watered by windmill and brooks. New hay barn. Price, \$14,000. Terms, cash. Name and address of owner, R. H. Fleming, Walden, N. Y., R. D. 2.

TOWN OF MT. HOPE

Population 1,786

No. 586—Farm of 140 acres; 2 miles from Guymard P. O. and railway station, on line of E. R. R.; $\frac{3}{4}$ mile from school; 4 miles from churches; 2 miles from milk station; 4 miles from milk condensing plant. Highways, good. Nearest large village, Otisville, population 1,000, reached by highway, 4 miles distant. Surface, level. Soil, gravel. Acres in meadow, 50; natural pasture, 40; timber, 6, oak and chestnut; acres tillable, 44. Fruit, about 50 apple trees. Best adapted to wheat, corn, rye, oats and buckwheat. Large house and small tenant house, good condition. Outbuildings: barn, 28x80, with addition, 16x30; inclosed shed, 15x60, in fair condition; wagon- and cornhouse. Watered by well, springs and running water. Occupied by owner. This farm will keep from 25 to 30 cows; well watered; adapted to

fruit raising; can be worked by machinery. Price, \$7,000. Terms, $\frac{1}{2}$ cash. Address W. W. Clark, Otisville, N. Y.

No. 587—Farm of 75 acres; 2 miles from Guymard P. O. and railway station, on line of Erie R. R.; $\frac{3}{4}$ mile from school; 4 miles from churches; 2 miles from milk station; 4 miles from milk condensing plant. Highways, good. Nearest large village, Otisville, population about 1,000, 4 miles distant, reached by highway. Surface, level. Soil, gravel. Acres in meadow, 40; natural pasture, 15; acres tillable, 20. Fruit, apples. Best adapted to wheat, corn, rye, oats and buckwheat. Fences, stone wall, fair condition. House, large; also tenant house, good condition. Outbuildings: barn, 28x80, addition, 16x20, shed, 15x60, wagon- and cornhouse, fair condition. Watered by well and springs. Occupied by owner. Reason for selling, owner has 2 farms and cannot attend to both of them. Price, \$5,500. Terms, $\frac{1}{2}$ cash. Address W. W. Clark, Otisville, N. Y.

TOWN OF NEW WINDSOR

Population 2,667

No. 588—Farm of 10 acres, overlooking Washington Lake. Elegant house, 12 rooms. Barn and 2 henneries. 400 fruit trees. Nice lawn and shade trees. 2 miles from Newburgh. State road. Price, \$5,000. Address Geo. C. Topping, Newburgh, N. Y., R. D. 4.

No. 589—Farm of 108 $\frac{1}{2}$ acres; $1\frac{1}{2}$ miles from New Milford P. O.; 1 mile from New Milford station. Highways, good. Limestone soil. Acres in meadow, 20; tillable, 60; natural pasture, 20; timber, 8 $\frac{1}{2}$, white oak, hickory and sugar maple. 5 acres apple orchard, 1,000 peach trees 2 years old, also 100 three-year-old apple trees and small fruits for family use. Adapted to general farming. Occupied by owner. Altitude, 550 feet. Fences, stone, wire and wood, in good condition. House, 30x36, in good condition. Horse barn, 24x30; cow barn, 28x65; shed, 12x100; barns all in good condition; henhouse, 12x36; icehouse, 16x16; granary, 24x20; incubator house, 12x16. Watered by well, cistern and hydraulic ram from spring. One of the best trout streams in the country runs through this farm. Price, \$20,000. Terms, cash. Name and address of owner, Jacob Drew, Warwick, N. Y.

TOWN OF WARWICK

Population 7,141

No. 590—Farm of 100 acres; 2 miles from Greenwood Lake P. O. and station, on line of Erie R. R.; 2 miles from school and Protestant churches. All milk can be sold to hotels in vicinity. Highways, good. Nearest village, Greenwood Lake, population 200, 2 miles distant. Surface, fairly level. Soil, loam and gravel. 30 acres in meadow; 50 acres of natural pasture; 20 acres of timber; 30 acres tillable. 50 apple, 20 pear and 10 plum trees. Adapted to

hay crops. Fences, in fair condition. House, 32x30, in good condition. Barn, 30x60; wagonhouse, 28x30, shop attached; icehouse, 20x20; hoghouse, 12x14; good stone smokehouse, woodhouse. The buildings on this farm are nearly new. House has well water; barns have brook near, and fields are well watered. Greenwood Lake is 5 minutes' walk from farm. Occupied by tenant. Reason for selling, owner going into other business. Price, \$4,000. Terms, $\frac{1}{2}$ cash and $\frac{1}{2}$ remain on mortgage. Address James Hall, Greenwood Lake, N. Y.

ORLEANS COUNTY

Population 32,000

TOWN OF BARRE

Population 1,812

No. 591—Farm of 114 acres; 4 miles from Albion P. O.; 4 miles from railway station at Albion, on line of N. Y. C. R. R.; 40 rods from school; 40 rods from Presbyterian church; 3 miles from butter factory; 40 rods from canning factory. State road. Nearest village, Barre Center, population 200. Surface of farm, level. Soil, clay loam, good. Adapted to all crops grown in this climate. Fences, in good condition. House, in good condition. Barn, in good condition. Watered, house and barn, by well; fields, by spring. Occupied by owner. Price \$16,000. Address F. A. Tuppencey, Albion, N. Y.

No. 592—Farm of 150 acres; 6 miles from Albion P. O.; 6 miles from railway station at Albion, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from Presbyterian church; 4 miles from cheese factory. Highways, 4 miles State road. Nearest village, Albion, population 6,000, 6 miles distant. Surface of farm, level. Soil, clay loam and muck. Acres tillable, 100. Fruit, apples, pears and quinces. Best adapted to hay, wheat, beans and tomatoes. Fences, poor. House, old. Barn, not good. Watered, house and barns, by well; fields, by stream. Occupied by owner. Price on application. Address G. A. Parsons, Albion, N. Y.

No. 593—Farm of 160 acres, 6 miles from Albion P. O.; 6 miles from railway station at Albion, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles

from churches; $1\frac{1}{2}$ miles from cheese factory; $3\frac{1}{2}$ miles from canning factory. Highways, good country roads. Nearest village, Barre Center, population 200, $3\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Soil, limestone. Acres tillable, 100. Fruit, apples. Best adapted to wheat and grain. Fences, in fair condition. House, in fair condition. Barn, in fair condition. Watered by wells. Occupied by tenant. Reason for selling, advanced age of owner. Address Fred Mathews, Albion, N. Y.

TOWN OF CLARENDON

Population 1,335

*No. 594—Farm of 117 acres; 6 miles from railway station at Holley, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school and churches; 6 miles from butter factory and cheese factory. State road. Nearest village, Holley, population, 2,000, 6 miles distant, reached by highway. Surface of farm, level. Acres in timber, 11, maple, hard wood; acres tillable, 100. Fruit, 100 apple trees. Fences, in poor condition. House, 8 or 9 rooms, in good condition. Horse barn. Watered, house, by well. Occupied by tenant. Price, \$3,500. Address W. C. Hill, agent, Holley, N. Y.

*No. 595—Farm of 70 acres; 4 miles from railway station at Holley, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school and churches; $5\frac{1}{2}$ miles from butter factory and cheese factory. State road. Nearest village, Holley, population 2,000, $5\frac{1}{2}$ miles distant, reached by highway. Surface of farm,

* Farm is in hands of agent or real estate man.

level. Acres in pasture, 20; in timber, 4, elm and maple. 9 acres of fruit. Fences, very good. Occupied by owner. Price, \$4,000. Address W. C. Hill, agent, Holley, N. Y., R. D.

TOWN OF MURRAY

Population 3,969

*No. 596—Farm of 104 acres; $1\frac{1}{4}$ miles from railway station at Fancher, on line of N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from school 28; $1\frac{1}{2}$ miles from Baptist and Methodist churches; 4 miles

from butter factory and cheese factory. Highways, good. Nearest village, Holley, population 2,000, 4 miles distant, reached by highway. Surface of farm, level. Acres in pasture, 15; in timber, 2. Fruit, 100 apple trees. House, good and large. Barn, 100 feet, gambrel roof; a number of outbuildings. Watered, house and barn, by well. Occupied by owner. Price, \$5,900. Terms, \$1,900 cash, balance on mortgage at 6%. Address W. C. Hill, agent, Holley, N. Y., R. D.

OSWEGO COUNTY

Population 71,664

TOWN OF ALBION

Population 1,472

No. 597—Farm of 113 acres; $1\frac{3}{4}$ miles from Altmar P. O. and railway station, on line of R. W. & O. R. R.; $1\frac{3}{4}$ miles from schools and churches. Highways, good. Surface, rolling and level. Soil, rich, stony loam. Acres in meadow, 20; natural pasture, 30; timber, 25, cherry, hemlock, ash, maple and birch; acres tillable, 80. Fruit, 20 apple trees. Best adapted to corn, potatoes, oats, rye, apples and small fruits of all kinds. Fences, stone and wire, good condition. House, 28x22, square roof, addition, 24x16, good condition. Outbuildings: barn, 30x40; stable, 40x14; horse barn, 26x36; henhouse, 50x14, cement floor, modern. Watered, house, by well; fields, by creeks and several springs. Lake Ontario 12 miles distant, Salmon River $1\frac{3}{4}$ miles distant. Buildings are in center of farm, surrounded by 23 fine maple trees. Reason for selling, poor health of owner. Price, \$3,500. Terms, cash or part payment. Address Thomas Riley, Altmar, N. Y.

TOWN OF CONSTANTIA

Population 2,023

No. 598—Farm of 60 acres; 4 miles from Constantia P. O., R. D. 1, and railway station, on line of N. Y. O. & W. R. R.; $\frac{1}{4}$ mile from school and churches; $2\frac{1}{2}$ miles from cheese factory and milk station; 4 miles from condensing plant. Highways, good. Surface, level. Soil, sandy loam and muck. Acres in meadow, 15; in natural pasture, 30; in timber, 15, maple, birch, pine and tamarack; acres tillable, 40. Best adapted to oats, corn, onions and berries. Fences, good. House, up-

right, 16x36, wing, 12x16, wing, 16x18. Barn, 26x60, with basement. Well in barn. Barn sided with pine and painted. House and barn watered by well; fields, by stream. 4 miles from Oneida Lake. Farm can be paid for in 3 years by raising onions. Unoccupied. Reason for selling, owner has other business. Price, \$1,300. Terms, reasonable. Address O. H. Smith, Constantia, N. Y.

No. 599—Farm of 200 acres; $1\frac{1}{4}$ miles from Bernhards Bay P. O., R. D. 1 and railway station, on line of N. Y. O. & W. R. R.; $\frac{1}{4}$ mile from school, churches and milk station. Highways, good. Nearest village, Cleveland, population about 1,000, 3 miles distant. Reached by highway. Surface, level. Soil, sandy. Acres in meadow, 20; in natural pasture, 60; in timber, 100, second growth of birch, maple, hemlock, spruce and pine; acres tillable, 100. Few apple trees. $2\frac{1}{2}$ acres of strawberries. Best adapted to strawberries. Fences, barbed wire, in good condition. 12-room house, in good condition. Barns, 40x65, 26x36, 24x32, in fine condition; smokehouse and henhouse. Watered, spring water in house; barns watered by wells; good stream flows through this farm. $1\frac{1}{4}$ miles from Oneida Lake. Occupied by owner. Reason for selling, old age of owner. Price, \$4,000. Terms, $\frac{1}{2}$ cash, easy payments for balance. Address Herbert Cook, Bernhards Bay, N. Y., R. D. 1.

No. 600—Farm of 127 acres; $1\frac{1}{4}$ miles from Bernhards Bay P. O., R. D. 1, and railway station, on line of N. Y. O. & W. R. R.; $1\frac{1}{4}$ miles from graded school, churches and milk station. Highways, fairly good. Less than 4

* Farm is in hands of agent or real estate man.

miles from 3 villages. Surface, partly rolling land and 25 or 30 acres of muck. Soil, sandy, gravelly loam and muck. Acres in meadow, 16; in timber, about 15 acres, soft maple, birch and pine; acres tillable, about 100. 20 apple trees, 3 cherry trees, 3 pear trees, grapes, currants, huckleberries. 25 chestnut trees, 4 walnut trees. Best adapted to corn, potatoes, hay and onions. Fences, stone and wire. House, large, 11 rooms, painted, with veranda, good condition. 2 barns, cement floor in stable; hoghouse; hen-house; shed; all in good condition. Hard and soft water in the house; barns watered by well. $1\frac{1}{4}$ miles from Oneida Lake $3\frac{1}{2}$ miles from Panther Lake. Would make a good summer home. Good fishing, hunting, etc. Reason for selling, owner is R. D. mail carrier and cannot work farm. Price, \$2,000. Terms, \$1,500 cash, balance on mortgage. Address W. H. Slater, Bernhards Bay, N. Y.

TOWN OF HANNIBAL

Population 2,148

No. 601—Farm of 52 acres; 3 miles from Hannibal P. O. and railway stations of Hannibal and Fulton, on line of D. L. & W. R. R. and N. Y. C. & H. R. R. R.; near school and churches; 3 miles from butter factory, milk station and condensing plant. Highways, good. Nearest city, Fulton, 4 miles distant; nearest village, Hannibal, 3 miles distant, reached by highway; Oswego, 10 miles distant; Syracuse, 18 miles distant. Surface, partly level and partly rolling. Soil, very good. All of this farm is tillable except about 6 acres of timber, consisting of fine cedar, which is quite valuable. The land is adapted to the raising of all grain crops. Fences are about $\frac{1}{2}$ new. House has been unoccupied for some years and is dilapidated. Good barn with basement. House has very fine well water; barn has well near; fields have a stream running through them. A beautiful lake is about 2 miles away, and the Oswego River and Barge Canal at Fulton are 4 miles away. With proper care, this would make an excellent farm; has been assessed higher than any other in locality, and once sold for \$3,000; is well placed and well watered. The city of Fulton offers every advantage, and

the Barge Canal promises great things for the future. When this farm had good care, the results were most satisfactory, and the fruit raised was of the finest. The farm is unoccupied. Reason for selling, distance of owner from property. Price, \$1,200. Terms, cash. Address Mrs. Letitia Cornell, 559 Putnam Avenue, Brooklyn, N. Y.

TOWN OF MEXICO

Population 2,982

*No. 602—Farm of 55 acres; 2 miles from railway station at Mexico, on line of N. Y. C. & H. R. R. R.; 2 miles from school, churches, butter factory and cheese factory. Highways, good. Nearest village, Mexico, population 1,500, 2 miles distant, reached by highway. Surface of farm, rolling. Soil, clay and loam. Acres tillable, 50. Best adapted to timothy, clover, oats and grain. Fences, good. House, 10 rooms, large cellar, in good repair. Barn, 36x26, with ell, 26x28; basement stable, 24x34; silo, 10x25. Watered, house and barn, by well; fields, by springs. Near Lake Ontario. Occupied by owner. Reason for selling, owner wishes to engage in other business. Owner will leave 10 cows and farm tools. Price, \$4,000. Terms, \$1,500 cash, balance at 5%. Address J. H. McLearn, agent, Gouverneur, N. Y.

TOWN OF ORWELL

Population 929

No. 603—Farm of 223 acres; 2 miles from Orwell P. O.; 5 miles from railway station at Richland, on line of R. W. & O. R. R.; 10 rods from school; 2 miles from Methodist Episcopal church; $1\frac{1}{2}$ miles from butter factory and creamery; 2 miles from cheese factory. State road and county highway. Nearest village, Orwell, population 500, 2 miles distant. Surface of farm, hilly. 50 acres level and rolling. Soil, gravel, and some of it stony. Acres in meadow, 44; in natural pasture, 110; in timber, 40, 2 sugar bushes; acres tillable, 130. Fruit, 38 apple trees. Best adapted to corn, oats, rye, barley, buckwheat. Fences, stone wall, rail and wire. House, upright, wing, and woodhouse, 2 stories, nearly new. Horse barn, 30x40, with cupola, painted; new cow barn, 32x54, stone basement, concrete floor;

* Farm is in hands of agent or real estate man.

new hoghouse, 2 stories, with stone basement; new henhouse, 30x16. Watered, house, by well; barns, by creek; fields, by large creek and springs. 2 miles from Salmon River. Occupied by owner. 24 milch cows, 6 head of young cattle and 2 horses on farm. Reason for selling, poor health of owner. Price, \$4,600. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Chas. H. Barker, Richland, N. Y., R. D.

No. 604—Farm of 120 acres; 1 mile from Orwell P. O.; 3 miles from railway station at Richland, on line of R. W. & O. R. R.; $\frac{1}{2}$ mile from school; 1 mile from churches, butter factory and cheese factory; 3 miles from milk station; 7 miles from milk condensing plant. Highways, good. Nearest large village, Pulaski, population about 1,800, 7 miles distant, reached by highway. Surface, somewhat rolling. Altitude, about 300 feet. Soil, gravelly loam. Acres in meadow, 55; in natural pasture, 56; in timber 15, mostly sugar maples; nearly all tillable. Fruit, about 25 apple trees. Best adapted to corn and hay. Fences, wire, rail and stone wall. Good house. Outbuildings: sugar house; horse barn; cow barn, with cement floor and swing stanchions. Watered by running spring and streams. This farm is 10 miles from Lake Ontario and 3 miles from Salmon River. There are 30 good chestnut trees on farm. Occupied by tenant. Price includes 15 fine milch cows, a sugar house, and evaporator, also 500 tin buckets. Price, \$5,000. Terms, \$1,000 down, balance on easy terms. Owner will rent with option to buy. Address Arthur A. Potter, Orwell, N. Y.

TOWN OF PALERMO

Population 1,255

No. 605—Farm of 75 acres; $6\frac{1}{2}$ miles from Mexico P. O., R. D. 4, and railway station at New Haven, on line of R. W. & O. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from church, $1\frac{3}{4}$ miles from butter factory; 1 mile from cheese factory; $6\frac{1}{2}$ miles from milk station. Highways, some State road, balance, fair condition. Nearest village, Fulton, population 10,000, 9 miles distant, reached by highway. Surface, rolling. Soil, sandy loam. Acres in meadow, 35; in natural pasture, 25; in timber, 10, second growth maple; acres tillable, 40. 25 apple trees. Pears, plums, grapes, etc. Best adapted to corn, oats and

hay. Fences, stone walls and wire, fair condition. House, 20x24; wing, 18x24 and 14x32. Cow barn, 40x50; horse barn, 36x40; hoghouse; henhouse, 12x44; tenant house and barn. Watered, house and barns, by wells; fields, by stream. Occupied by owner. Reason for selling, lack of help. Price, \$3,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Owner will rent with option to buy. Address Wm. A. Bartlett, Mexico, Oswego Co., N. Y., R. D. 4.

TOWN OF RICHLAND

Population 3,791

No. 606—Farm of 78 acres; $1\frac{1}{2}$ miles from Pulaski, on the O. R. R.; R. D. 1 from Pulaski; near good schools and cheese factory. Highways, crushed stone, good State road from Syracuse to Watertown. Soil, gravelly loam. Acres in meadow, 25; tillable, 78; natural pasture, 25; no timber. Adapted to grass, oats, corn and potatoes. Occupied by tenant. Altitude, high and healthful. Fences, wire, in fair condition. House, 25x25, in fair condition. Barn, 50x26, with wing, 30x40; hoghouse, 24x15; henhouse; in fair condition. Watered, house, by well; fields, by stream. On telephone line. Reason for selling, owner cannot work farm. Price, \$4,000. Terms, \$1,000 down, remainder on mortgage. Owner will rent for cash rent, tenant to find all the stock. Name and address of owner, Sarah E. Hadley, administratrix, Pulaski, N. Y.

No. 607—Farm of 90 acres; 4 miles from Pulaski P. O., R. D. 2; 4 miles from railway station at Pulaski, on line of N. Y. C. & H. R. R. R. and R. W. & O. R. R.; 1 mile from school; 1 mile from Union church; 3 miles from butter factory and cheese factory; 4 miles from milk station and condensing plant. Highways, crushed stone and gravel, some hills. Nearest village, Pulaski, population 1,800, 4 miles distant, reached by highway. Surface of farm, level and rolling. Altitude, 450 feet. Soil, sandy and gravelly and clay loam. Acres in meadow, 45; in natural pasture, 45; 40 sugar maples, 25 hickory trees, also chestnut trees; acres tillable, 90. Fruit, 40 apple trees, 10 pear trees, 4 plum trees, cherries and small fruits. Adapted to all crops grown in this climate except wheat. Fences, wire, with some rail. House, small and

cheaply constructed. Barn, 85x50, in fair condition. Watered, house and barn, by wells; fields, by springs. 1 mile from Lake Ontario, 1 mile from Salmon River, good fishing, a summer resort. This farm is in gas belt. Gas well on farm furnishes fuel and light. It is about 1 mile from summer resorts of Selkirk and Pine Grove Beach, and 4 miles from Ontario Bay, another popular resort. Occupied by owner. Reason for selling, poor health of owner. price, \$4,000. Owner will rent with option to buy. Address E. L. Bragdon, Pulaski, N. Y., R. D. 2.

TOWN OF SANDY CREEK

Population 2,106

No. 608—Farm of 160 acres; 1 mile from Lacona; $\frac{1}{2}$ mile from Sandy Creek P. O. State road between Watertown and Syracuse. Soil, gravelly loam. Good apple orchard and other fruit. 20 acres of timber. 2 houses, in good condition. Barn, with basement, 36x60; barn, 30x40; barn, 26x30; 2 new poultryhouses; all nearly new. Watered by springs and streams. Fences, in fine condition. Maple sugar bush, 400 trees. Will be sold for less than the buildings cost. Owner will sell stock and machinery if desired. Price, \$7,500. Terms, easy. Name and address of owner, James F. Graham, Sandy Creek, N. Y.

No. 609—Farm of 123 acres, 1 mile from Sandy Creek P. O. and station on R. W. & O. R. R.; R. D. 1 from Sandy Creek. Soil, gravelly loam. Acres in meadow, 50; tillable, 80; natural pasture, 10, timber 40, beech and maple, large growth. Fruit, 6 acres of orchard, pears and grapes. Best adapted to grass, oats, corn, potatoes, etc. Unoccupied. Fences, wire, in good condition. No dwelling-house. Barn, in fair condition. Watered, barn, by well; fields, by stream. 2 miles from Lake Ontario. The timber on this farm is worth the price asked for the farm. This farm would make a delightful country home for a city family. Reason for selling, death of former owner. Price, \$4,000. Terms, $\frac{1}{2}$ down, balance on mortgage. Owner will rent for cash. Name and address of owner, Sarah E. Hadley, administratrix, Pulaski, N. Y.

No. 610—Farm of 96 acres; 2 miles from Sandy Creek P. O.; $2\frac{1}{2}$ miles from railway station at Lacona, on line of

R. W. & C. and N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from churches; 2 miles from butter factory and cheese factory; $2\frac{1}{2}$ miles from milk station. Highways, gravel, good. Nearest city, Watertown, population 27,000, 20 miles distant, reached by rail. Surface of farm, level. Altitude, 500 feet. Soil, muck, loam, clay, deep soil. Acres in meadow, 30; in natural pasture, 21; in timber, 5, beech, maple, hemlock, white ash, basswood; acres tillable, 75. Fruit, 50 apple trees. Best adapted to corn, oats, potatoes, hay and alfalfa. Fences, in fair condition. House, 2 stories, 11 rooms, 18x25 upright, wing 18x25. Barns, 28x40, and 17x50; henhouse, 18x25, in fair condition. Watered, house, by well; barns, by creek; fields, by well. Stream of water runs through farm. Near Lake Ontario. Occupied by owner. Reason for selling, owner wishes to change business. Price, \$30 per acre. Terms, part cash. Owner will rent with option to buy. Address W. V. Joslyn, Sandy Creek, N. Y., R. D.

No. 611—Farm of 125 acres; $2\frac{1}{2}$ miles from Sandy Creek P. O.; 3 miles from railway station at Lacona, on line of N. Y. C. & H. R. R. R.; 1 mile from school and churches; $2\frac{1}{2}$ miles from butter factory, cheese factory and milk station. Highways, good. Nearest city, Watertown, population 27,000, 20 miles distant, reached by rail. Surface of farm, slightly rolling. Altitude, 500 feet. Soil, gravel and loam. Acres in meadow, 50; in timber, 5; acres tillable, 120. Fruit, apples and cherries, 50. Best adapted to corn, oats, barley and potatoes. Fences, good. House, large, for 2 families, in good condition. Barns: horse barn; cow barn, 40x60, cement floor; large henhouse, in good condition. Watered, house, by well in house; barn, by well in barn. Occupied by tenant. Reason for selling, advanced age of owner. Owner has 3 farms all in good condition and will sell any number of acres from 12 to 200. Price, \$35 per acre. Terms, part cash, balance on 20 years' time. Owner will rent with option to buy. Address W. H. Scott, Sandy Creek, N. Y.

TOWN OF SCHROEPPPEL

Population 2,707

No. 612—Farm of 84 acres; $1\frac{1}{2}$ miles from Pennellville P. O., R. D. 2, and

railway station, on line of O. & W. R. R.; school close by; $1\frac{1}{2}$ miles from churches, cheese factory and milk station; $7\frac{1}{2}$ miles from condensing plant. Highways, good. Nearest city, Fulton, population 10,000, $7\frac{1}{2}$ miles distant, reached by rail from Pennellville, and highway. Surface, level. Soil, gravelly loam. Acres in meadow, 25; in natural pasture, 25; in timber, small grove; entire farm tillable. Apples, pears and grapes enough for family use. Best adapted to grass and grain. Fences, mostly wire. 8-room house. Barn, 40x60, on basement, good condition, cement floor, swing stanchions; new silo capable of feeding at least 25 head of stock. Watered, house, by well; fields, by springs; barns, by water piped from spring. $3\frac{1}{2}$ miles from Oneida River. Occupied by tenant. Reason for selling, death of former owner. Price, \$5,000. Terms, $\frac{1}{2}$ cash. Address H. V. Hayes, Danville, Va., Box 142.

TOWN OF SCRIBA

Population 2,199

No. 613—Farm of 111 acres, 5 miles from Oswego. 12 acres timber. About 350 apple trees, 250 pear trees, plums and other fruit. House, 30x40, with 2 wings, in good condition. Barns, 30x60 and 20x38; sheds and other buildings; all good; also tenant house. Well watered and well fenced. Price, \$55 per acre. Terms, easy. Owner will rent for cash or with option to buy. Address J. H. Worden, Oswego, N. Y., R. D.

OTSEGO COUNTY

Population 47,216

TOWN OF BURLINGTON

Population 1,108

No. 615—Farm of 90 acres; $2\frac{1}{2}$ miles from West Burlington P. O.; 5 miles from station on N. Y. O. & W. R. R.; 1 mile from school; 2 miles from churches; $1\frac{1}{2}$ miles from cheese factory; 5 miles from Borden's condensery. Roads, good, 4 miles of State road. Nearest large village, Edmeston, population 700, distant 5 miles, reached by highway. Surface, somewhat hilly. Soil, gravelly loam. Acres in meadow, 35; natural pasture, 45; timber, 10, beech and maple; acres tillable, 60. Fruit, 40 apple trees, grafted fruit. Best

TOWN OF WILLIAMSTOWN

Population 896

No. 614—Farm of 777 acres; 2 miles from Kasoag P. O. and railway station, on line of R. W. & O. R. R.; 2 miles from school and churches; $2\frac{3}{4}$ miles from milk station and cheese factory. Highways, excellent, some drifts in winter, which will be cared for by snow fences in fields, under the new Highway Law. Nearest village, Williamstown, population 500, $2\frac{3}{4}$ miles distant, reached by highway. Surface, $\frac{1}{2}$ level, $\frac{1}{2}$ rolling, $\frac{1}{6}$ hilly. Acres in meadow, 90; in natural pasture, 200, in timber, 447, good second growth, many yellow birch, black cherry, maples and beech; acres tillable, 120. Best adapted to hay, corn, peas and oats. Fences, post and wire, good condition. House, 2-story upright, about 20x24; wing, about 28x20; excellent cellar; needs shingling. 6-room tenant house; second tenant house. Excellent cow barn, 40x110, with matched siding, cement driveway, water piped from brook; horse barn with box stalls and 4 mangers attached; stone enginehouse, granary; milkhouse. Watered, house piped; large barn, piped; fields, from creeks. Fish Creek, a trout stream, forms the western boundary for $\frac{1}{2}$ mile. About 35 acres of beaver meadow, rich muck land, on farm. Said to be suitable for celery. It is only $1\frac{1}{4}$ miles across neighbor's land in winter to railroad. Occupied by tenant. Price, \$7,500. Terms, \$2,000 cash, 5% interest on balance, all interest and \$200 or more of principal yearly. Address S. C. Huntington, Pulaski, N. Y.

adapted to oats, potatoes, corn, buckwheat, hay, etc. Fences, wire, in good condition. House, 2 stories, 22x24, addition of 16x20. Basement barn, 30x40. Watered, house and barns, by spring; fields, by stream. This farm will keep 10 cows and a team. Would make excellent poultry farm. Reason for selling, owner engaged in other business. Price, \$1,300. Terms, $\frac{1}{3}$ down, balance at 5%. Owner will rent with option to buy. Address E. W. Wright, Burlington Flats, N. Y.

No. 616—Farm of 137 acres; 1 mile from Burlington Flats P. O., R. D. 1; 5 miles from railway station at Edmes-

ton, on line of O. & W. R. R.; 1 mile from school, Baptist and Methodist churches and cheese factory; 5 miles from condensing plant. State road. Nearest city, Utica, population 75,000, 28 miles distant, reached by rail or trolley. Surface of farm, good. Altitude, 1,240 feet. Soil, good. Acres in meadow, 60; in natural pasture, 60; in timber, 17, beech, maple and hemlock. Fruit, 25 apple trees. Best adapted to corn, oats and potatoes. Fences, mostly barbed wire. House, large and good. Barns: cow barn, 30x60, in good condition; horse barn and wagonhouse combined; large henhouse; hoghouse and storehouse. Watered, house, by well, soft water; barns, by creek nearby; fields, by creek and springs. 9 miles from Schuyler Lake. Desirable location, healthful locality. Occupied by tenant. Reason for selling, poor health of owner. Price, \$4,500. Terms, $\frac{1}{2}$ cash. Owner will rent. Address F. W. Towne, Burlington Flats, N. Y.

TOWN OF BUTTERNUTS

Population 1,453

No. 617—Farm of 137 acres; 3 miles from Mt. Upton P. O. and railway station, on line of O. & W. R. R.; 1 mile from school; 3 miles from churches; 3 miles from Borden's condensery. Highways, $\frac{1}{2}$ mile hilly, remainder of valley grade, good. Nearest town, Sidney, population 2,507, distant 9 miles, reached by highway and rail; nearest villages, Mt. Upton, distant 3 miles, and Gilbertsville, 4 miles distant. Occupied by owner. Surface, about 10 acres hilly, balance smooth and rolling. Soil, red shale, good. Acres in meadow, 50; pasture, 60; timber, 27, about 10,000 feet of hard wood and about 25,000 feet of hemlock; acres tillable, about 80. Fruit, about 100 apple trees, 15 pear trees, orchard in good bearing condition and young. Best adapted to hay, oats, millet, corn, potatoes, etc. Fences, mostly barbed wire, good. House, 24x28, fair condition. Barns: one, 46x80, new; wagonhouse, 26x30, fair; granary and henery, fair. Watered, house, by well and cistern; barns, by pond; fields, by spring and brooks. Unadilla River 3 miles, and Butternut Creek 1 mile distant. Mail every day by milk teams. Finest of maple shade around house. Young tract of pine growing. Meadows

picked of stones, upland smooth. Reason for selling, owner cannot work. Price, \$4,000. Terms, part of price could be arranged to remain on place. Address J. A. Musson, Mt. Upton, N. Y.

*No. 618—Farm of 190 acres; 4 miles from Gilbertsville P. O. and $5\frac{1}{2}$ miles from railway station, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 4 miles from Protestant churches; $\frac{1}{2}$ mile from cheese factory; good schoolhouse on farm, in sight of house; good cheese factory in sight of house. Roads, good but somewhat hilly. Surface, rather hilly, but meadows fairly level. Soil, red shale. Acres in meadow, 60; natural pasture, 80; timber, 20, mostly hard wood; all tillable except woodland. Fruit, fair amount of fruit, apples plums and pears. Best adapted to corn, oats, rye, buckwheat, hay and potatoes. Fences, wall, wire and rail, in good condition. House, good size, in good condition. Barns: 3 barns, wagonhouse and hogpen. Watered, house and barns, by running water; fields, by springs and creek. Reason for selling, owner a widow who has other business. Price, \$3,500. Terms, \$1,500 down, balance on time. Address Wm. F. Ward, Gilbertsville, N. Y.

TOWN OF CHERRY VALLEY

Population 1,706

No. 619—Farm of 30 acres; 2 miles from Cherry Valley P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches, butter factory and milk station. Highways, hilly, but in good condition. Nearest village, Cherry Valley, population, 792, 2 miles distant, reached by highway. Surface, half rolling, half wood lot on hillside. Acres in meadow, 15; in timber, 15; acres tillable, 15. Best adapted to hops, corn, potatoes, oats and hay. Fences, in fair condition. House, new, but not completed; needs \$350 to complete. 1 barn and 1 hophouse. Well suited for a city man wanting a fine, cheap summer home. Watered by spring. Occupied by owner. Reason for selling, farm taken on a mortgage. Price, \$600. Terms, \$400 cash, balance on mortgage; all cash preferable. Owner will rent with option to buy. Address Mary G. H. McMaster, Saratoga Springs, N. Y.

No. 620—Farm of 160 acres; 4 miles from Cherry Valley P. O., R. D. 2; 3 miles from railway station at Sharon Springs, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Protestant churches; 3 miles from butter factory and milk station. Highways, good. Nearest large village, Ft. Plain, population 2,762, 10 miles distant, reached by highway. Surface, mostly level. Soil, limestone, good. Acres in timber, 35, beech, maple, ash and basswood; acres tillable, 125. Fruit, apples, pears, cherries, plums; also currants and blackberries. Best adapted to hay, grain, potatoes, corn, hops, etc. House, 40x26, 16 rooms, attic and woodhouse. Outbuildings: barn, 40x44, with shed, 18x30; wagonhouse, 24x45; pigpen, 15x20; all in good condition. Telephone in house. Tenant house and barn on farm. Watered, house, by well; barns, by wells and springs; fields, by springs. Reason for selling, to close an estate. Price, \$4,500. Address John D. Lynk, Cherry Valley, N. Y.

TOWN OF EDMESTON

Population 1,567

No. 621—Farm of 42 acres; in village of Edmeston, on line of N. Y. O & W. R. R.; graded school; Baptist and Methodist churches; condensing plant in village. State road. Nearest cities, Oneonta and Norwich, 24 miles distant, reached by rail or highway. Surface of farm, part level and part rolling. Altitude, 1,232 feet. Soil, clay loam, very strong soil. Acres in meadow, 25; in natural pasture, 17; all tillable. Fruit, 20 apple trees, winter and fall varieties. Best adapted to corn, oats, potatoes, beans, peas and hay. Fences, board and wire, in good condition. Large, 2-story house, with 2 wings, hot water heat, hot and cold water throughout, \$1,500 in plumbing, nicely painted, large lawn. Barns: 84x40, slate roof, cost \$2,000 to build, modern; another barn, 30x40, fine repair; large granary, in fine repair. Watered, house, by city water; barns, by running water; fields, by running water and living spring. 7 miles from Unadilla River. A fine small farm in village; there is a flat at end of street with 26 building lots ready to sell and open up. Occupied by owner. Reason for selling, owner has business interests elsewhere. Price, \$8,000. Terms, \$4,000 cash, balance long

term of years at 5%. Address A. H. Medbury, Edmeston, N. Y.

No. 622—Farm of 150 acres; $2\frac{1}{2}$ miles from Edmeston P. O.; $2\frac{1}{2}$ miles from railway station at Edmeston, on line of O. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from Baptist and Methodist churches, from butter factory, cheese factory, milk station and condensing plant. Highways, good, on a grade, but not bad hills. Nearest village, Edmeston, population 700. Surface of farm, meadows slope to east. Soil, very productive. Acres in meadow, 40; in natural pasture, 70; in timber, 40, maple, beech and hemlock; acres tillable, 40. Fruit, fairly good orchard of 50 trees, various kinds. Best adapted to corn, oats and hay. Fences, mostly barbed wire, in good condition. 14-room house, in good condition. New barn, 32x70, with concrete floor, swing stanchions for 30 head, 2 box stalls, 4 horse stalls, roofed with best grade of metal shingles; silo; 4 other buildings. Watered, house, by spring; fields by never-failing springs. Occupied by tenant; lease expires March 1, each year. Reason for selling, owner has other business. Price, \$4,500. Terms, \$3,000 cash, balance 5 years at 5%. This farm could be purchased stocked with 12 head of pure-bred Holstein-Friesian cows. Address Clarence Talbot, Edmeston, N. Y.

No. 623—Farm of 235 acres; $\frac{1}{2}$ mile from Edmeston P. O., R. D. 1, and railway station, on line of N. Y. O. & W. R. R.; $\frac{1}{4}$ mile from school; 1 mile from churches; $\frac{1}{2}$ mile from Borden's condensed milk plant. Highways, good. Nearest city, Oneonta, population 9,491, 24 miles distant, reached by rail and highway. Surface of farm, part level and part rolling. Altitude, 1,200 feet. Soil, loam, very strong. Acres in meadow, 100; in natural pasture, 80; in timber, 55, hemlock, maple and beech; acres tillable, 175. Fruit, apples. Best adapted to corn, oats, potatoes, beans, peas, hay, etc. Fences, mostly wire, good condition. House, 2 stories, with wing, large, good condition. Outbuildings: basement barn, 109x32, cement floors all through, stable room for 44 head of cattle; 2 silos, 140-ton capacity; long shed, 100 feet, with hay loft above; 4 outbuildings: all in good repair. Watered, house and barn, by running water;

fields, by living streams. This farm is 6 miles from Unadilla River. Occupied by tenant. Reason for selling, owner is in business in Michigan. There is \$5,000 worth of hemlock timber on farm; 125 tons of hay were cut last year. Price, \$50 per acre. Terms, \$5,000 down, balance on long time at 5% interest. Address A. H. Medbury, Edmeston, N. Y.

TOWN OF EXETER

Population 1,067

No. 624—Farm of 187 acres; 2 miles from Schuyler Lake; 1 mile from Exeter P. O. Soil, very productive. Acres in timber, 70, consisting of beech, maple, white ash, cherry and basswood. Good $1\frac{1}{2}$ -story house. 3 good barns, 30x45 each. Watered, house, by driven well, which will produce 200 pails of water per day in the driest time; running water in barn. Fences, good. Owner has lived on farm for 50 years. This farm is stocked with high-grade Holstein cows. Will sell cows, horses and all farming implements if buyer desires. Reason for selling, owner unable to work farm. Price, \$20 per acre. Name and address of owner, Moses Daly, Exeter, N. Y.

No. 625—Farm of 13 acres, adjoining the village of Exeter Center; 2 miles from Schuyler Lake; store and post-office on the land; close to good school and churches. Very desirable property for summer home. On a good road; in a fine location. 5 acres of orchard. Very fertile soil. House, 2 stories, in good condition, 35x40, with wing, 20x30. Barn, good, 35x65, with new addition; other outbuildings, henhouse, etc. Watered by springs, well and brook. Fences, good. Price, \$4,000. Terms, \$2,000 cash, balance on time. Owner will rent for cash or with option to buy. Name and address of owner, P. J. Horan, Exeter, N. Y.

TOWN OF LAURENS

Population 1,453

No. 626—Farm of 142 acres; 2 miles from Laurens P. O.; R. D. 1; 2 miles from railway station at Laurens, on line of Otsego & Herkimer Electric R. R.; $\frac{1}{8}$ mile from school; 2 miles from churches and butter and cheese factory. Highways, good. Nearest city, Oneonta, population 9,491, 8 miles distant, reached by trolley.

Surface, part level and part hilly. Soil, clay. Acres in meadow, 20; in natural pasture, 50; in timber, 12, mostly hard wood; acres tillable, 100. About 75 fruit trees. Best adapted to corn, oats, buckwheat and potatoes. Fences, wire, in fair condition. House, 7 rooms, in fair condition. Basement barn, large horse barn, henhouse and granary. Watered by well. Outlet of Gilbert's Lake, 1 mile distant, passes through farm; 9 miles from Susquehanna River. Reason for selling, age and health of owner. Price, \$3,000. Terms, \$1,000 down, balance on mortgage. Owner will rent for \$150. Address Mrs. W. R. Brink, Laurens, Otsego Co., N. Y.

No. 627—Farm of 115 acres; $\frac{1}{4}$ mile from Laurens P. O. and railway station at Laurens, on line of Otsego & Herkimer Electric R. R.; $\frac{1}{4}$ mile from school; 2 miles from church and butter factory; $\frac{1}{4}$ mile from milk station; 15 miles from condensing plant. Highways, good but hilly. Nearest large village, Laurens, population 242, 3 miles distant, reached by highway. Surface, rolling. Soil, gravelly. Acres in meadow, 40; in natural pasture, 60; in timber, 15, hard wood, hemlock and pine; acres tillable, 75. About 45 fruit trees. Best adapted to corn, potatoes and oats. Fences, wire, in good condition. Large house, 7 rooms, in good condition. Horse barn, 30x30; cow barn, 42x30, in good condition. Watered by pump, running water and springs. Occupied by owner. Reason for selling, advanced age of owner. Price, \$2,000. Terms, \$500 cash, balance on mortgage. Address Mrs. Mary Kelsey, Laurens, N. Y., R. D.

No. 628—Farm of 110 acres; 2 miles from Laurens P. O. and railway station at Laurens, on line of Oneonta & Mohawk Electric R. R.; 2 miles from church and milk station; 1 mile from school. Highways, good. Nearest city, Oneonta, population 9,491, 11 miles distant, reached by rail. Surface, rolling. Soil, good mellow loam. Acres in meadow, 50; in natural pasture, 35; in timber, 25, pine, hemlock, beech and maple. About 145 fruit trees. Best adapted to corn, oats and potatoes. Fences, wire, in good condition. House, 16x40, wing, 24x32, summer kitchen, 16x16, in good condition. Barn, 44x74. Watered, house, by pump; barns, by

running water; fields, by springs and creek. Within 2 miles of Gilbert's Lake. About \$1,000 worth of timber on the place. Reason for selling, dissatisfaction of owners. Price, \$4,000. With stock, tools, farm machinery and crops, price, \$5,000. Terms, \$3,000 cash, balance on mortgage. Address A. H. Knight, Laurens, N. Y.

No. 629—Farm of 208 acres; 2 miles north from Laurens P. O. and railway station on O. & M. V. R. R.; 1 mile from school; 2 miles from Protestant churches and butter factory. Highways, somewhat hilly, but good. 11 miles from city of Oneonta, population 9,491, reached by highway and rail. Occupied by owner. Surface, rolling and level. Soil, dark loam. Acres in meadow, 100; natural pasture, 50; timber, 58, beech and hemlock; acres tillable, 125. Fruit, 3 pear trees and large apple orchard. Best adapted to oats, corn, potatoes, buckwheat, rye and hay. Fences, wire, in fair condition. New barn and other outbuildings, large and in fair condition. Watered, house, by well; barns and fields, by springs. Reason for selling, advanced age of owner. Price, \$3,500. Terms, $\frac{1}{2}$ down, balance on mortgage. Address Egbert Houghtaling, Laurens, N. Y.

No. 630—Farm of 96 acres; $\frac{1}{4}$ mile from West Laurens P. O.; 5 miles from railway station; $\frac{1}{4}$ mile from school and churches; R. D. 1 from Laurens. Highways, good. Nearest large village, Laurens, 4 miles distant; nearest city, Oneonta, 9 miles distant. Unoccupied. Surface, rolling. Soil, good. Acres in meadow, 45; natural pasture, 26; timber, 25, pine, hemlock and hard wood; acres tillable, 55. Fruit, apples and pears. Best adapted to corn, oats, barley, potatoes, etc. Fences, wire and board. House, large, has accommodated 60 hop pickers. Large basement barn and small barn. Watered by wells, creek and springs. About \$1,000 worth of timber on farm. Price, \$3,000. Terms, $\frac{1}{2}$ down, mortgage for balance. Owner will rent with option to buy. Address O. A. Weatherly, Milford, N. Y.

TOWN OF MARYLAND

Population 1,852

No. 631—Farm of 159 acres; $2\frac{1}{2}$ miles from Maryland P. O. and railway station at Maryland, on line of D. & H.

R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from church and milk station. Highways, good. Nearest city, Oneonta, population 9,491, $14\frac{1}{2}$ miles distant, reached by rail and highway. Surface, level. Soil, good. Acres in meadow, 62; in natural pasture, 57; in timber, 40; maple, beech, chestnut and hemlock; acres tillable, 108. A few fruit trees. Best adapted to potatoes, oats, buckwheat and corn. Fences, wire and rail, in fair condition. Large frame house, in good condition, but needs painting. 2 large barns, in good condition; large henhouse and saphouse. Running water in house and barns. 9 miles from Otsego Lake; 2 miles from Crumhorn Lake. Trout brook on farm. This is one of the best dairy farms in the town of Maryland and would be suitable for summer home. Reason for selling, death of husband of owner. Price, \$3,500. Terms, \$1,350 on mortgage, balance cash. Owner will rent with option to buy. Address Mrs. E. G. Brown, Worcester, N. Y.

No. 632—Farm of 250 acres; $\frac{1}{2}$ mile from Maryland P. O. and railway station, on main line of D. & H. R. R.; $\frac{1}{2}$ mile from school and churches and milk station. Highways, good. Nearest city, Oneonta, population 9,491, 10 miles distant, reached by rail and State road. Surface, rolling, part level, flats, well drained. Soil, gravelly loam. Acres in meadow, 150; in natural pasture, 50; in timber, 50, oak and chestnut; acres tillable, 150. Fruit, apples, pears, cherries, etc. Best adapted to hay, grain, hops, potatoes. New fences, wire, electric weld. 2-story house, 38x27, kitchen extension, 14x15, good condition, cellar under whole house, floor, stone flags. Barn, 65x50, stanchions for 75 head of cattle; milkhouse, 32x24; horse stable, 37x27; wagon shed 27x36; granary, 20x31; hogpen, 20x42; wagonhouse, 20x22; barn, 32x42; woodhouse, 20x25; icehouse, 21x12; blacksmith shop, 15x20; silo holding 110 tons; henhouse. House and barns watered by never-failing springs; fields, by springs and creek. Schenevus Creek flows for a mile through farm; good water power goes with farm. This is considered an exceptionally good stock farm. Water power developed would furnish power for all farm purposes, and for lighting. Occupied by owner. Reason for selling, owner has business in Albany. Price, \$50 per acre. Terms,

easy to good party. Address Jesse H. Leonard, Leonard Building, 61 Maiden Lane, Albany, N. Y.

No. 633—Farm of 127½ acres; 2 miles from Maryland P. O., R. D. 1; 2 miles from railway station at Maryland, on line of D. & H. R. R.; 1 mile from school; 2 miles from churches, butter factory, cheese factory and milk station. Highways, part dirt, part State road. Nearest village, Schenevus, 6 miles distant; nearest city, Oneonta, population 9,491, 10 miles distant, reached by rail or highway. Surface of farm, mostly level, river flats. Altitude, 1,200 feet. Soil, river flat. Acres in meadow, 35; in natural pasture, 40; in timber, 52, hemlock, pine, hard wood; acres tillable, 75. Fruit, 1 pear tree, 2 cherry trees, crab apple tree, 50 apple trees, also small fruits. Adapted to all crops grown in this climate. Fences, wire, in good condition. House, 48x24, 14 rooms, in good condition; telephone in house. Barn, 50 feet square, basement, in good condition; hophouse. Watered, house, by well in pantry; barns, by well; fields, by never-failing springs. Crumhorn Mountain and Lake on the north; Schenevus Creek runs through the farm. A nice maple orchard; will give sugar tools with farm. Occupied by owner. Reason for selling, advanced age and poor health of owner. Price, \$3,000. Terms, part cash, will take mortgage. Address Mrs. Orson Morgan, Maryland, N. Y., R. D. 1, Box 10.

TOWN OF MIDDLEFIELD

Population 1,949

No. 634—Farm of 250 acres; 2 miles from Roseboom and 6 miles from Cherry Valley railway station, on the D. & H. R. R. Soil, black loam. Acres in meadow, 100; pasture, 100; timber, 50. House, large, in good condition. Barns and outbuildings: 3 large barns; 1 cow stable; 1 large horse barn. Watered by creek, wells and springs. Fences, wire, in good condition. Price, \$15 per acre. Terms, moderate. Owners will rent on shares of ½ or with option to buy. Name and address of owners, T. & W. Cunningham, Cooperstown, N. Y., R. D. 5.

TOWN OF MILFORD

Population 1,825

*No. 635—Farm of 212 acres; 6 miles from Oneonta P. O., R. D. 1; 1½ miles from railway station at Bloods Mills, on line of O. & M. V. R. R.; ¼ mile from school; 3 miles from Methodist, Baptist and Presbyterian churches; 2½ miles from cheese factory; 1 mile from milk station. Highways, good. Nearest city, Oneonta, population 9,491, 6 miles distant, reached by highway and rail. Surface of farm, nearly level, slightly rolling. Altitude, 1,700 feet. Soil, dark loam. Acres in meadow, 104; in natural pasture, 52; in timber, 55, hemlock, pine, hard wood; all tillable except woodland. Plenty of fruit for farm use. Best adapted to corn, oats, potatoes, hops and hay. Fences, in good condition. Large house, in fine condition, hot and cold water and bath. First-class barn, large and modern, built 2 years ago, with stanchions for 54 cows, slate roofs. Watered, barns, by spring; fields, by natural streams. 4 miles from Susquehanna River. Small lakes near. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$10,000, which includes stock and tools. Terms, satisfactory to purchaser. Address W. H. Murdock, agent, Fly Creek, N. Y.

TOWN OF MORRIS

Population 1,434

No. 636—Farm of 30 acres; 1 mile from Morris; R. D. 1; trolley station at Laurens, 5 miles distant, and railway station at New Berlin. Soil, rich. Acres in meadow, 9; pasture, 12; timber, 9, second growth, hard wood. House, 2 stories, 36x40, with wing, 10x30, painted white, green trimmings, in fine condition, newly shingled. Barns: 24x36, 24x30, in good condition. Fences, wire, nearly new. Watered by living springs piped to house and barns. Farm in thorough state of cultivation, plenty of fruit. Fine location overlooking the town. Market at Morris, village, which contains 5 churches, high school, stores, shops, etc. Price, \$3,600. Terms, \$2,000 cash, balance on time at 5%. Address W. B. Gilbert, Morris, N. Y.

No. 637—Farm of 115 acres; 2½ miles from Morris P. O.; 6 miles from railway station at Laurens, on line of O.

* Farm is in hands of agent or real estate man.

& M. V. R. R.; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from churches. Highways, good; State road soon to be built to Oneonta. Surface, mostly rolling. Soil, loam. Acres in meadow, 20; natural pasture, 28; timber, 25, pine, oak, basswood and chestnut; acres tillable, 90. Fruit, apples. Best adapted to corn, oats, buckwheat and potatoes. Fences, wire and rail. House, upright, 40x60, with wing, fair condition. Outbuildings: barn, 40x60; horse barn, 30x32; granery; henhouse; need some repairs. There is timber enough on this farm to pay for it. Watered by wells and springs. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$2,500. Terms, \$1,800 down, balance on mortgage. Address Geo. W. Chase, Morris, N. Y., Box 242.

TOWN OF NEW LISBON

Population 1,039

No. 638—Farm of 150 acres; $\frac{3}{4}$ mile from Garrettsville P. O.; 5 miles from railway station at Edmeston, on line O. & W. R. R.; $\frac{1}{2}$ mile from Borden's milk route or from creamery route and Turtle Lake; 1 mile from Butternut Creek. Highways, in good condition. Soil, hardpan loam. Acres in meadow, 50; in natural pasture, 60; in timber, 40, over 200,000 feet hemlock, rest hard wood; acres tillable, 110. Fruit, apples, plums, pears and grapes. Best adapted to oats, corn, potatoes and buckwheat. Altitude, 1,500 feet. Fences, wire and board, fair condition. House, $1\frac{1}{2}$ stories, good condition. Outbuildings: basement barn, 34x50; horse barn, 30x40; good condition. Watered, house, by drilled well; barns, by windmill; fields, by streams and springs. Reason for selling, to close an estate. Price, \$3,500. Terms, cash. Address Mrs. W. I. Smith, New Lisbon, N. Y.

No. 639—Farm of 80 acres; $2\frac{1}{2}$ miles from Garrettsville P. O.; on R. D. 3 from New Berlin. Soil, loam, very productive. Acres in meadow, 40; pasture, 30; timber, 10. There are locust trees on the farm which nearly pay for the place. House, 32x25. Barns: basement barn, 36x46; cow barn, 20x40; granery; henhouse; hoghouse. Watered by never-failing spring, piped to house and barns. Fences, wire, rail and locust trees. Price, \$1,700. Terms, easy. Address Henry Hnoch, New Berlin, N. Y., R. D. 3.

No. 640—Farm of 202 acres; 2 miles from New Lisbon; Laurens station; 5 miles distant. Soil, gravelly loam. 150 acres tillable; 75 in pasture; 52, heavy timber. Good house, 30x40, with wing, 20x30. Several barns and outbuildings, nearly new. Springs and brook. Well fenced. Will keep 30 cows. Price, \$3,500. Terms, \$1,500 cash, balance on time. Address W. J. Smith, owner, New Lisbon, N. Y.

No. 641—Farm of 100 acres; about 3 miles from Hartwick P. O., on R. D. 2 from Mount Vision; trolley line at Hartwick; near a good cheese factory. Acres in meadow, 30; pasture, about 30; timber, about 30. House, $1\frac{1}{2}$ stories, 24x30, 4 rooms and closets upstairs, 5 rooms and closets downstairs. 2 good barns, with basements, 30x40 and 24x32. Watered by wells near house; springs in pasture. Fences, mostly barbed wire, in fair condition. This farm would make a good dairy farm. Price, \$2,000. Will make confidential terms to purchaser. Name and address of owners, C. H. & Mary P. Young, Mount Vision, N. Y., R. D. 2.

TOWN OF OTEGO

Population 1,699

No. 642—Farm of 152 acres; 1 mile from Otego P. O. and railway station, on D. & H. R. R.; 1 mile from Borden's condensed milk station on D. & H. R. R., which runs through farm. Soil, somewhat gravelly, but very productive. Acres in meadow, 50; pasture, 50; timber, 50, some good pine. State road. House, 42x28, beside bay window; very good and modern, with 11 rooms; also hall, pantry, bathroom and closets; gable roof and plate glass windows. Barn, 42x65, nearly new; also granery, henhouse, cooling room, icehouse, etc. Running water in house and barns. Fences, wire, in good condition. Farm is very productive and will keep 25 head of cattle or more and team. Farm is situated on main road between Albany and Binghamton. There are telephone and electric light wires. Price, \$9,000. Terms, \$3,000 down, remainder on mortgage. Farm would be sold, if desired, in lots of 72 and 80 acres. Owner will rent with option to buy. Name and address of owner, Mrs. H. W. Smith, Otego, N. Y.

No. 643—Farm of 70 acres; 4 miles from Otego, P. O., R. D. 4; on line

of D. & H. R. R.; $\frac{1}{8}$ mile from school; 4 miles from Baptist, Methodist Episcopal and Presbyterian churches; $\frac{1}{4}$ mile from butter factory; 4 miles from milk station. Highways, good. Nearest city, Oneonta, population 9,491, 13 miles distant, reached by railway and State road. Surface of farm, rolling. Altitude, 1,200 feet. Soil, red shale. Acres in meadow, 25; in natural pasture, 40; in timber, 5, hard wood, maple, beech; acres tillable, 50. Fruit, 50 apple, 6 pear, 3 plum trees. Best adapted to hay, corn, oats, potatoes. Fences, stone wall, and wire, in good condition. House, 9 rooms, new. Basement barn, concrete floor, 32x50, new. Watered, house, by running water, hot and cold; barns, by running water; fields, by brook and springs. 2 miles from Susquehanna River. Occupied by owner. Reason for selling, owner has other business. Price, \$4,500. Terms, \$2,300 cash, balance \$100 annually, at 5%. Would like to sell stock, tools, and crops with farm. Price, on application. Owner will rent. C. H. Broughton, Otego, N. Y., R. D. 4.

No. 644—Farm of 230 acres; 3 miles from Otego P. O., R. D. 4; 3 miles from railway station at Otego and Wellsbridge, on line of D. & H. R. R.; 1 mile from school; 3 miles from Methodist, Baptist, Presbyterian churches; $1\frac{1}{4}$ miles from butter factory; 3 miles from milk station. Highways, good, part State road. Nearest city, Oneonta, population 9,491, 12 miles distant, reached by D. & H. R. R. and State road. Surface of farm, rolling upland, facing east. Altitude, 1,200 feet. Soil, red loam. Acres in meadow, 50; in natural pasture, 155; in timber, 25, second growth chestnut; acres tillable, 100. Fruit, 35 apple and 12 plum trees. Best adapted to hay, corn, oats, potatoes and hops. Fences, stone wall and wire, in good condition. House, 10 rooms, partly new. Basement barn, 40x75, new, concrete floor in stables. Stable for 45 cows; wagonhouse, 5 horse stalls; cow barn, with silo, 10x28. Watered, house, by well; barns, by spring near barn; fields, by brook and springs. 1 mile from Susquehanna River. A very productive farm, good location, wintered 48 cows last winter and had 10 tons of hay left. Occupied by owner. Reason for selling, owner unable to secure help. Owner would like to sell hay stock, horses and farming tools with farm. Price, on application. Address J. E. Southard, Otego, N. Y.

TOWN OF PITTSFIELD

Population 917

*No. 645—Farm of 18 acres; $\frac{1}{2}$ mile from railway station at Pittsfield, on line of O. & W. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Methodist and Baptist churches; 2 miles from condensing plant; near school and grocery store. Highways, good. Nearest village, New Berlin, population 1,200, 2 miles distant, reached by highway or railroad. Surface of farm, hilly and rolling. Altitude, 1,280 feet. Soil, loam. Acres in meadow, 6; in natural pasture, 11; in timber, 1, hemlock; acres tillable, 6. Fruit, 25 apple and 2 pear trees. Best adapted to potatoes, corn, and oats. Fences, board and wire, in fair condition. House, 26x30, with wing, painted. Barn, 24x30. Watered, house, by well; barns, by running water; fields, by small creek. 2 miles from Unadilla River. Unoccupied. Price, \$800. Address A. W. Morse, agent, New Berlin, N. Y.

No. 646—Farm of 175 acres; $4\frac{1}{2}$ miles from railway station at New Berlin, on line of O. & W. R. R.; $\frac{1}{8}$ mile from school and churches; $\frac{1}{2}$ miles from condensing plant. Highways, hilly, but good. Nearest city, Oneonta, population 9,491, 17 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,300 feet. Soil, loam. Acres in meadow, 45; in natural pasture, 80; in timber, 50, hemlock, beech, maple; acres tillable, 125. Fruit, 100 apple trees. Best adapted to grass, oats, corn, and potatoes. Fences, mostly wire, in fair condition. House, 30x36, with porch, painted, in fair condition. Basement barn, 36x80, painted, driveway, 12x24. Watered, house, by well nearby; barns, by small creek; fields, by creek and spring. $4\frac{1}{2}$ miles from Unadilla River. Occupied by owner. Reason for selling, hired help problem. Price, \$3,600. Terms, cash. Address Eugene Brace, New Berlin, N. Y., R. D. 3.

* Farm is in hands of agent or real estate man.



FIG. 37.—House on Farm 182, Town of Oxford, Chenango County.

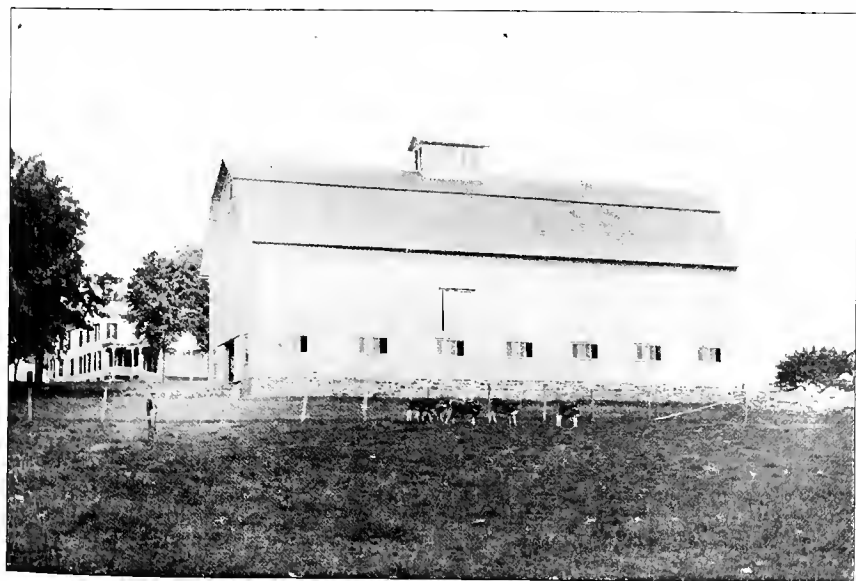


FIG. 38.—Barn on Farm 635, Town of Milford, Otsego County.

TOWN OF UNADILLA

Population 2,376

No. 647—Farm of about 30 acres; in the center of the village of Unadilla, on line of the D. & H. R. R. This property is known as "The Fellows Estate," and is noted as one of the most delightful and valuable country homes in the valley of the Susquehanna River. The property has a frontage on the main street of $12\frac{1}{2}$ rods, extending back to and beyond the railroad. The house, a large commodious building, contains all modern improvements, is surrounded by a grove of large maple trees, ornamental shrubbery, large garden, and orchard of the choicest kinds of fruit, and is one of the most attractive places in the village of Unadilla. The village affords the greatest advantages in the way of good hotels, fine schools, churches, lodges, water works, electric lights, telegraph and telephone systems and ample railroad facilities, and is a popular place for summer homes. The land is all tillable and exceedingly fertile. The ample barns, well painted and in good repair, furnish abundant storage and stabling room. Price, \$8,000. Terms, $\frac{1}{2}$ cash, the balance on time. It may be divided into the house and out-buildings, orchard, etc., with 3 acres of land. For price and particulars concerning division, address M. B. Gregory, Unadilla, N. Y., or Geo. B. Fellows, Dept. of Agriculture, Albany, N. Y.

TOWN OF WESTFORD

Population 803

*No. 648—Farm of 100 acres; $2\frac{1}{2}$ miles from Worcester P. O. and railway station, on the D. & H. R. R.; R. D. 1 from Worcester. Highways, first-class. Soil, sandy loam, clay subsoil. Acres in meadow, 30; tillable, 90; natural pasture, 30; timber, 10. Fruit, good, also cultivated berries. Soil adapted to general farming, dairying, hops, potatoes and grains of all kinds. Fences, wire, board and rail, good. House, large, roomy, in first-class condition. Barns, fine, large, well ventilated, sanitary, accepted by Borden's condensery. Watered, house and barns, by running water; fields, by springs. Caryls Lake 1 mile distant. Reason for selling, ill health of owner's wife. This is first-class property on good road. The farm

is in first-class condition. Price, \$3,800. Terms, cash or $\frac{1}{2}$ balance on time. Address Silas W. Ferguson, Worcester, N. Y.

TOWN OF WORCESTER

Population 2,185

*No. 649—Farm of 106 acres; $1\frac{1}{2}$ miles from Worcester P. O. and railway station at Worcester, on line of D. & H. R. R. Highways, good. Soil, good gravelly loam, clay subsoil. Nearest large village, Worcester, population 1,200, $1\frac{1}{2}$ miles distant, reached by highway. Acres in meadow, 30; acres timber, 20, hard wood, beech and maple; acres tillable, 100. Some fruit trees. Best adapted to dairying, potatoes and oats. Fences, wire, board, and rail. House of good size, 2 stories, recently built, in good condition. Large barns. Watered by spring in cellar; 3 springs on farm that never go dry. Reason for selling, death of former owner. The farm is not run down. Price, \$2,500. Terms, cash, or \$1,500 down, balance on mortgage. Address Silas W. Ferguson, Worcester, N. Y.

*No. 650—Farm of 337 acres; 2 miles from Worcester. House and barn old. First-class spring water, also creek. Part cleared, rest being cleared or will be within seven years, as timber has been sold. Would make a good sheep farm. Price, \$5,000. Owner will rent for cash. Address Silas W. Ferguson, Worcester, N. Y.

*No. 651—Farm of 105 acres; 2 miles from Worcester P. O. and station, on D. & H. R. R. Good soil. 60 acres pasture and meadow. No buildings. Spring water. The timber on this property has been sold and purchasers have seven years to remove same. Price, \$1,500. Terms, easy. Owner will rent for cash. S. W. Ferguson, owner, Worcester, N. Y.

*No. 652—Farm of 102 acres; $2\frac{1}{2}$ miles from East Worcester. Very fine farm for summer home. 10 acres of timber; 50, meadow. 10-room house, excellent condition. Barn, 40x45; stable, 20x30; wagon house, 25x40; several other barns and outbuildings, all good. Well watered and fenced. Price, \$7,000. Address H. L. Reed, agent, Amsterdam, N. Y.

* Farm is in hands of agent or real estate man.

No. 653—Farm of 22½ acres; about 3 city blocks from Worcester P. O. and railway station, on line of D. & H. R. R.; 400 feet from school; 6 city blocks from Methodist and Baptist churches; 5 minutes from butter factory and milk station; 3 miles from cheese factory. Fine road and street. Place located in village, population 600. Surface of farm, part level, part side hill, southern exposure. Altitude, 1,500 feet. Acres in meadow, 10; in timber, 1, young maple; acres tillable, 20. Fruit, 5 choice apple trees, several cider apple trees, 20 young apple trees, pears and cherries. Best adapted to potatoes, hay and corn. Fences, wire and stone. House, 40x40, rebuilt within 2 years, bath, laundry, hot air heater, and all modern improvements. Barn, 23x63, in fine condition, recently rebuilt, new icehouse (filled). Watered, house, by spring; barn, from house; fields, by 4 springs. 1 mile from Bennetts Lake. Hills surround the village. Owner bought this place 2 years ago and rebuilt it; putting in all modern improvements, including private lighting plant. Village has electric light and water. Occupied by owner. Reason for selling, owner wishes to move to warmer climate. Price, \$4,500. Terms, to suit

buyer. Ira Maunory, E. Worcester, N. Y.

*No. 654—Farm of 100 acres; 4 miles from Worcester P. O., R. D. 3, 4 miles from railway station at Worcester or East Worcester, on line of D. & H. R. R.; ½ mile from school; 2 miles from Baptist church, butter factory, and milk station. Highways, good. Nearest village, Worcester, population 1,200, 4 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,600 feet. Soil, gravelly loam. Acres in meadow, 40; in natural pasture, 30; in timber, 30, hemlock, maple and beech; all tillable. Fruit, apple orchard. Best adapted to potatoes, buckwheat, hay, and dairying. Fences, wire, in fair condition. House, 13 rooms, recently built, large and modern. Large barn, in good condition; large henhouse, and hoghouse. Watered, house, by well and spring; barn, by stream; fields, by stream and springs. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner has other business. Price, \$2,000. Terms, cash, or ⅓ cash with easy terms. Owner will rent for cash or on shares. Address Silas W. Ferguson, agent, Worcester, N. Y.

PUTNAM COUNTY

Population 14,665

TOWN OF PHILLIPSTOWN

Population 5,345

No. 655—Farm of 129 acres; 4 miles from Nelsonville P. O., R. D.; 4½ miles from Cold Spring railway station and the Hudson River. Soil, clay loam. Acres in meadow, 80; acres natural pasture, 37; acres timber, 12. House, 56x60, needs some repairing. Barn, 34x43, in fair condition. Watered, by springs and 3 wells. Fences, wall, rail and wire, in fair condition. This farm is near lakes, churches, schools and mills and is located amidst the most beautiful scenery. The land is good and very productive. Would make a beautiful country residence. Price, \$5,500. Terms, easy. Owner will rent. Address George Wright, Cold Spring-on-Hudson, N. Y.

*No. 656—Farm of 80 acres; 2 miles from Cold Spring P. O., R. D. 1; 2

miles from railway station, on line of N. Y. C. R. R. Highways, good. Occupied by owner. Surface, level. Soil, good. Acres in meadow, 50; in natural pasture, 20; in timber, 10; acres tillable, 50. Fruit, apples. Adapted to all crops grown in this climate. Fences, stone wall. House, 8 rooms. 1 barn. Watered by well, spring and brook. Reason for selling, owner has another farm. Price, \$10,000. Terms, \$3,000 cash, remainder on bond and mortgage. Name of owner, Chester Smith, Cold Spring, N. Y. Address Barger & Powell, 934 South Street, Peekskill, N. Y.

TOWN OF PUTNAM VALLEY

Population 924

*No. 657—Farm of 125 acres; 2 miles from Tompkins Corners P. O.; 5 miles from railway station, on line of N. Y.

* Farm is in hands of agent or real estate man.

& P. R. R.; 1 mile from school and church. Highways, good. Nearest city, Peekskill, population 15,000, 12 miles distant, reached by highway. Surface, part level, part rolling and part hilly. Soil, good. Acres in meadow, 20; in natural pasture, 55; in timber, 50; acres tillable, 40. Some fruit trees.

Adapted to all crops. Fences, in good condition. House, in poor condition. 2 good outbuildings. Watered by well. Unoccupied. Reason for selling, owner lives on another large farm. Price, \$2,000. Terms, \$1,000 cash, \$1,000 on mortgage. Address Barger & Powell, 934 South Street, Peekskill, N. Y.

RENSSELAER COUNTY

Population 122,276

TOWN OF BERLIN

Population 1,615

*No. 658—Farm of 133 acres; 1½ miles from Berlin P. O. and railway station, on line of Rutland Division of N. Y. C. R. R.; 1 mile from school; 1½ miles from churches, cheese factory, milk station and milk condensing plant. Highways, good. Nearest city or large village, North Adams, population about 25,000, 13 miles distant, reached by rail and highway. Surface of farm, part hilly and part level. Altitude, about 1,500 feet. Soil, clay and gravelly loam. Acres in meadow, 30; in natural pasture, 65; in timber, 20, principally hard wood, good sugar bush, evaporator, etc.; acres tillable, 75. Fruit, apples, pears, plums and cherries. Best adapted to hay, oats, corn, buckwheat and potatoes. Fences, wire and board, good condition. House, large, 8 rooms and several closets, good condition. Outbuildings: basement barn, 42x30; hoghouse; sugarhouse; henhouse; good condition. Watered by well and brook. Occupied by owner. Reason for selling, owner desires to move to Iowa. The owner received \$1,200 from his cows alone last year. Price, \$1,600. Terms, \$800 cash, balance on mortgage. Address A. O. Mattison, agent, South Berlin, N. Y.

*No. 659—Farm of 210 acres; ½ mile from South Berlin P. O.; ¼ mile from railway station at South Berlin, on line of Rutland Division of the N. Y. C. R. R.; ¼ mile from school; ½ mile from church; 4½ miles from cheese factory and condensing plant; ½ mile from cream station. Highways, good. Nearest city, Pittsfield, population 25,000, 17 miles distant, reached by rail and highway. Surface, rolling. Soil, gravelly loam. Acres in meadow, 50; in natural pasture, 75; in timber, 85,

beech, birch, ash, oak, maple, etc.; acres tillable, 100. About 50 apple trees. Fences, stone and wire. Large, 10-room house, in good condition; large wood-house attached; open fireplaces. Large barn, in good condition. Watered by spring, in house. 1½ miles from Taconic Mountains. House is pleasantly located on main highway, fine row of maple shade trees; sugar bush. Occupied by tenant. Reason for selling, owned by two women who cannot work it. Price, \$4,000. Terms, \$2,500 cash, rest on mortgage. Address A. O. Mattison, South Berlin, N. Y.

*No. 660—Farm of 220 acres; 1 mile from Center Berlin P. O.; 1 mile from railway station at Center Berlin, on line of Rutland Division of the N. Y. C. R. R.; 1 mile from school; 3 miles from churches, cheese factory and condensing plant; 3¼ miles from cream station. Highways, good, some hilly. Nearest large village, Hoosick Falls, population about 5,500, 16 miles distant, reached by rail and highway. Surface, part hilly and part rolling. Soil, clay and gravelly loam. Acres in meadow, 20; in natural pasture, 90; in timber, 110, beech, birch, oak, maple and some soft timber; acres tillable, 50. Best adapted to hay, oats, potatoes, buckwheat and corn. Fences, wire, good condition. House, 7 rooms, nearly new. Barn, in good condition. Watered by well and brook. 2 miles from Taconic Mountains. Occupied by owner. Reason for selling, owner has another farm. Price, \$1,200. Terms, \$500 down, balance on mortgage. This farm has a good lot of timber which is easily accessible, is well watered and liberal terms will be given. Address A. O. Mattison, South Berlin, N. Y.

*No. 661—Farm of 750 acres; 2 miles from Berlin P. O. and railway station

* Form is in hands of agent or real estate man.

at Berlin, on line of Rutland Division of the N. Y. C. R. R.; 20 rods from school; 2 miles from churches, cheese factory and condensing plant. Highways, good. Nearest large village, Hoo-sick Falls, population about 5,500, 14 miles distant, reached by rail and highway. Surface, part level, part rolling and part hilly. Soil, gravelly loam. Acres in meadow, 130; in natural pasture, 500; in timber, 100, beech, birch, maple and oak; acres tillable, 500. About 100 apple and pear trees. Best adapted to hay, oats, buckwheat and potatoes. Fences, principally wire. Old-fashioned, low house, 12 rooms, good condition. Cow barn, 40x60, posts 22-foot stanchions and stalls for 60 head of cattle; stone silo, 17x32; horse barn and carriagehouse, 26x42; shed, 30x34, with hay loft connects the main barn with horse barn; barn, 26x26, with room for 16 head of cattle; storehouse for farm machinery; a hoghouse; dairy house; icehouse; and several other buildings; all well constructed, covered with novelty siding and in good condition. Watered by spring and well. Taconic Mountains, 1½ miles distant. This farm has a sugar bush of 1,000 fine maples and sugar house. Also has over 2 miles of trout brook. Occupied by tenant. Reason for selling, owner has other business. Price, \$6,000. Terms, \$2,500 down, balance on mortgage. Will sell 500 acres of this farm including buildings, sugar bush and a good portion of the timber for \$4,000. Half cash, balance on mortgage. Address A. O. Mattison, South Berlin, N. Y.

*No. 662—Farm of 94 acres; ¾ mile from Center Berlin P. O. and railway station, on Rutland Division of N. Y. C. R. R.; ¾ mile from school; 2 miles from churches, cheese factory, milk station and milk condensing plant. Highways, good. Nearest city or large village, North Adams, population about 25,000, 15 miles distant, reached by rail and highway. Surface of farm, hilly. Altitude, about 1,200 feet. Soil, part slate and part clay. Acres in meadow, 25; in natural pasture, 30; in timber, 30, hard wood, large quantity of fine oak; acres tillable, 35. Fruit, 40 apple trees, 10 pear trees and 20 plum trees. Best adapted to corn, potatoes, oats, buckwheat and berries. Fences: board and wire line fences, good condition; in-

side fences in poor condition. House, 9 rooms, fair condition. Outbuildings, barn 30x40, and several other outbuildings. Watered, house, by spring water piped; barns, by spring; fields, by brook and spring. Occupied by owner. Reason for selling, owner has other business. Price, \$1,200. Terms, \$600 cash, balance on mortgage at 5%. Address A. O. Mattison, agent, South Berlin, N. Y.

*No. 663—Farm of 130 acres; 2½ miles from South Berlin P. O.; 2¼ miles from railway station at South Berlin, on line of Rutland Division of N. Y. C. R. R.; ½ mile from school and churches; 2½ miles from milk skimming station. Highways, somewhat hilly but good. Nearest city, Pittsfield, population 25,000, 16 miles distant, reached by rail and highway. Surface of farm, rolling. Altitude, about 2,000 feet. Soil, good, slate loam. Acres in meadow, 45; in natural pasture, 30; in timber, 55, principally hard wood; acres tillable, 45. Fruit, apples for home use. Best adapted to corn, potatoes, oats, buckwheat, hay and berries. Fences, wire, good condition. House, 7 rooms, good condition. Outbuildings: basement barn, 32x24; basement barn, 30x24. Watered, house, by well; barns and fields, by spring. Occupied by tenant. There is a small lake ¾ mile from farm. This farm is high, dry and healthful, good water, commands a magnificent view. Price, \$800. Terms, \$400 cash, balance on mortgage. Address A. O. Mattison, agent, South Berlin, N. Y.

*No. 664—Farm of 76 acres; 1 mile from Berlin P. O. and railway station, on line of Rutland Division of N. Y. C. R. R.; 1 mile from school, churches and milk station; ¾ mile from cheese factory and milk condensing plant. Highways, somewhat hilly but good. Nearest large village or city, North Adams, 14 miles distant, population about 25,000, reached by rail and highway. Surface of farm, hilly. Altitude, about 1,400 feet. Soil, limestone, quality good. Acres in meadow, 35; in natural pasture, 16; in timber 25, nearly all maple; acres tillable, 35. Fruit, 40 apple trees, pears, plums; owner had 40 bushels of plums last year. Adapted to all crops grown in this climate. Fences, board and wire, good. House, large, 11 rooms, good condition. Out-

* Form is in hands of agent or real estate man.

buildings: basement barn, 28x36; barn, 22x32; several other outbuildings; fair condition. Watered, house, by well; barns and fields, by spring. This farm is 1 mile from Lake Kendall. This farm has a fine sugar bush of 1,200 trees and sugar house. Occupied by owner. Reason for selling, owner has other business. Price, \$1,600. Terms, \$800 cash, balance on mortgage. Address A. O. Mattison, agent, South Berlin, N. Y.

TOWN OF BRUNSWICK

Population 2,832

No. 665—Farm of 196 acres; 3 miles from Troy P. O. and railway station, on line of B. & M. R. R., D. & H. R. R., and N. Y. C. R. R.; R. D. 1 from Troy. Highways, good. Nearest large city, Troy, population about 77,000, reached by rail and highway, 2 miles distant. Occupied by tenant. Surface, level and rolling. Soil, rich and fertile. Acres in meadow, 125; timber, 18, chestnut, oak, pine and hemlock; acres tillable, 170. Fruit, apples, pears, plums and cherries. Best adapted to potatoes, rye, oats, corn and buckwheat. Fences, wire and board, good condition. House, 65x52, fine condition. Outbuildings: large barn, 65x40; cow barn attached, 70x20; horse barn, 60x25; tool-house, 25x17; woodhouse, 25x20; ice-house, 16x14; coalhouse, 12x12; hen-house, 20x14; hay barn, 25x20; good condition. Water piped to house; fields watered by spring and creek. Farm is 1 mile from Bald Mountain. Price, \$12,000. Terms, \$11,000 cash. Owner will rent. Address Mrs. H. Augusta Derrick, 2340 15th Street, Troy, N. Y.

TOWN OF EAST GREENBUSH

Population 1,350

No. 666—Farm of 20 acres; 2 miles from Albany P. O.; $\frac{1}{2}$ mile from school; 2 miles from church; R. D. 1 from East Greenbush; on new State road; $\frac{1}{2}$ mile from butter and cheese factory. Nearest city, Albany, population 100,000; Rensselaer, population 10,000, distant 2 miles. Surface of farm, rolling and level. Soil, sand loam. Acres in meadow, 10; natural pasture, 3; acres tillable, 15. Large variety of fruits, 100 apple trees and 100 pear trees, in full bearing. Adapted to all kinds of crops, especially fruit. Fences, in good condition. House, 2 stories, 9 rooms, 3 separate cellars, 14 clothespresses, clos-

ets and pantries, in first-class condition. Barns: large barn with basement, 30x65; fine henhouse and shop combined. Watered, house, by good well and cistern; barns, by creek; fields, by springs. Reason for selling, advanced age of owner. This is a farm particularly adapted to the raising of fruit and poultry; a good-sized creek furnishing water power forms one boundary of the farm. Located on State road, within easy driving distance of Troy, Water-vliet, Albany, Rensselaer, Cohoes and Green Island. Price, \$4,000. Terms, small mortgage can remain on farm. Address A. C. Rosecrans, East Greenbush, N. Y.

TOWN OF GRAFTON

Population 1,019

No. 667—Farm of 74 acres; $3\frac{1}{2}$ miles from Grafton P. O.; 5 miles from railway station on Harlem Ex. & Rutland R. R.; $\frac{1}{8}$ mile from school; $3\frac{1}{2}$ miles from Protestant churches; $3\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Hoosick Falls, population 5,500, 10 miles distant. Unoccupied. Rolling surface. Soil, sandy loam. Acres in meadow, 20; natural pasture, 40; timber, 14, hard and soft, some sawing timber; acres tillable, 10. Fruit, about 20 apple trees. Best adapted to hay, corn, potatoes and grain. Fences, stone and wire, in good condition. 8-room house, in fair condition. Barn, 24x36, shed attached, in fair condition. Watered, house, by well; barns and fields, by springs. 3 lakes within radius of 1 mile. Good fishing. Reason for selling, farm is owned by person living elsewhere. Price, \$800. Terms, cash. Address A. B. Jones, Supervisor of Town of Grafton, N. Y.

No. 668—Farm of 63 acres; 3 miles south from Grafton P. O.; 1 mile from school; 3 miles from churches. Highways, good. Nearest large city, Troy, population 77,000, distant 5 miles. Unoccupied. Rolling surface. Soil, sandy loam. Acres in meadow, 25; natural pasture, 20; timber, 18, beech, birch and maple, estimated 200 cords; acres tillable, 10. Fruit, 15 apple trees. Best adapted to hay, corn and potatoes. Fences, stone, pole and brush. House, 6 rooms, in fair condition. Barn, 30x36. Watered, house, barn and fields, by springs. South Long and Dyking lakes, 1 mile distant. Good fishing. Reason for selling, owner lives elsewhere.

Price, \$500. Terms, cash. Address A. B. Jones, Supervisor of Town of Grafton, N. Y.

No. 669—Farm of 86 acres; $3\frac{1}{2}$ miles from Grafton P. O.; 5 miles from station on line of Harlem Ex. & Rutland R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches. Roads in vicinity, good. Nearest large village, Hoosick Falls, population 5,500, 10 miles distant, reached by highways. Farm unoccupied. Surface, rolling. Soil, sandy loam. Acres in meadow, 15; natural pasture, 40; timber, 31, hard and soft wood, estimated to be 400 cords; a large maple orchard; acres tillable, 10. Fruit, 15 apple trees. Best adapted to hay, corn, potatoes and oats. Fences, stone, wire and pole, in fair condition. House, 6 rooms, in poor condition. Barn, 24x30, in poor condition. Watered, house, by well; barns and fields, by spring. 2 lakes within 1 mile of farm. Good fishing. Reason for selling, owner lives elsewhere. Price, \$450. Terms, cash. Address A. B. Jones, Supervisor of Town of Grafton, N. Y.

No. 670—Farm of 52 acres; 3 miles from Grafton P. O.; 1 mile from school; $1\frac{1}{2}$ miles from Protestant church. Highways, hilly. Nearest city, Troy, population 77,000, 12 miles distant, reached by highway. Unoccupied. Rolling surface. Soil, gravel and loam. Acres in meadow, 10; natural pasture, 30; timber, 12, hard wood; acres tillable, 8. Fruit, 16 apple and 4 pear trees. Best adapted to hay, potatoes, corn, oats, etc. Fences, wire, in good condition. House, 8 rooms, woodshed attached, in fair condition. Barn, 24x50; wagonhouse, hoghouse and henhouse, in fair condition. Watered, house, by well; barns and fields, by springs. Gravel pond, $1\frac{1}{2}$ miles distant. Reason for selling, owner lives elsewhere. Price, \$800. Terms, cash. Address A. B. Jones, Supervisor of Town of Grafton, N. Y.

No. 671—Farm of 121 acres; $\frac{1}{2}$ mile from school; 10 miles from railway station at Troy, on line of H. R. R. and D. & H. R. R.; 1 mile from church; 6 miles from butter factory. Highways, good. Surface of farm, rolling. Altitude, about 1,200 feet. Soil, loam and gravel. Acres in meadow, 40; in natural pasture, 31; in timber, 50, hard wood, estimated about 1,000 cords; acres tillable, 30. Fruit, apples, pears,

plums, cherries and grapes for family use. Best adapted to grain, potatoes, corn, etc. Fences, stone and wire, good condition. House, 8 rooms, good condition. Outbuildings: barn, 30x40; horse barn, icehouse, hoghouse, woodhouse, all in good condition. Watered, house, by well; barn and fields, by springs. Occupied by owner. Reason for selling, advanced age and poor health of owner. Price, \$2,000. Terms, cash. Address Nelson Simmons, Cropsyville, N. Y.

No. 672—Farm of 25 acres; $\frac{3}{4}$ mile from Grafton P. O.; 6 miles from railway station at Petersburg, on line of R. & H. R. R.; $\frac{3}{4}$ mile from school and churches. Highways, good. Nearest large village or city, Troy, population about 77,000, 14 miles distant, reached by highway. Surface of farm, rolling. Altitude, 1,700 feet. Soil, loam. Acres in natural pasture, 2; in timber, 23, 70 years growth of hemlock, spruce, and hard wood. Fences, wire, good condition. No house. Watered by never-failing spring of pure water. Private fish pond could easily be made on place. This would make an ideal place for camp or bungalow. Reason for selling, poor health of owner. Price, \$900. Terms, cash. Address Miss Mary A. Jones, Grafton, N. Y., Box 4.

No. 673—Farm of 23 acres; 3 miles from Grafton P. O., R. D. 1 from Petersburg; 5 miles from railway station at Petersburg, on line of H. & R. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches. Highways, good. Nearest large village, Hoosick Falls, population about 5,500, 12 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 10; in natural pasture, 10; in timber, 3, hard wood; acres tillable, 6. Fruit a few apple trees. Best adapted to potatoes, corn, etc. Fences, stone and pole, fair condition. House, 5 rooms, poor condition. Small barn, in poor condition. Watered by spring. There are several ponds from 1 to 2 miles distant. Occupied by owner. Reason for selling, owner has other business. Price, \$300. Address Karl Olerson, Petersburg, N. Y., R. D. 1.

No. 674—Farm of 113 acres; $2\frac{1}{2}$ miles from Grafton P. O.; 5 miles from railway station at Petersburg, on line of R. & H. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from churches; 5 miles from

milk station. Highways, hilly but good. Nearest large village, Hoosick Falls, population about 5,500, 12 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 25; in natural pasture, 50; in timber, 38, spruce and hard wood; acres tillable, 25. Fruit, apples, cherries and one grapevine. Best adapted to potatoes, corn, etc. Fences, stone, wire and pole, poor condition. House, 8 rooms, some repairs needed. Outbuildings: barn, 24x40, fair condition, sheep shed attached; henhouse. Watered, house, by well; barn and fields, by spring. Altitude, about 1,760 feet; grand view of country for miles around. Private fish pond of about 10 acres on farm only a few rods from house; large grove of old spruce on bank of pond. Unoccupied. Reason for selling, death of former owner. Price, \$900. Terms, cash. Address A. B. Jones, Grafton, N. Y.

TOWN OF HOOSICK

Population 8,315

No. 675—Farm of 120 acres; $3\frac{1}{2}$ miles from Hoosick Falls P. O., R. D. 3; $3\frac{1}{2}$ miles from railway station at Hoosick Falls, on line of B. & M. R. R.; $\frac{3}{4}$ mile from school; $3\frac{1}{2}$ miles from churches; 4 miles from butter factory; $3\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village, Hoosick Falls, population 5,500, $3\frac{1}{2}$ miles distant, reached by highway. Surface, rolling. Soil, slate. Acres in meadow, 60; in natural pasture, 35; in timber, 25, oak and pine; acres tillable, 95. Some apple trees. Best adapted to hay, oats, corn, rye, buckwheat, potatoes and beans. Fences, board and braided wire. House, 15 rooms, fair condition. 4 barns, hoghouse, cornhouse, henhouse, woolroom, shop, wagonhouse and toolhouse. Watered by cistern and wells. Green Mountains 8 miles, Mt. Anthony 6 miles distant. This property is desirable, being situated on high ground with very fine view. Was settled over 100 years ago by an ancestor of the present owner, and has been handed down from father to son. Occupied by owner. Price, \$5,000. Address Merriitt C. Ostrander, Hoosick Falls, N. Y.

No. 676—Farm of 113 acres; 3 miles from North Bennington, Vt., P. O., R. D. 1, and railway station, on line of

Rutland R. R.; 1 mile from school; 2 miles from Methodist church; 3 miles from Baptist, Congregational and Catholic churches; 5 miles from butter factory; 3 miles from milk station. Highways, very good. Nearest village, Hoosick Falls, population 5,500, distant about 5 miles, by rail or highway. Surface, rolling. Soil, good. 70 acres of meadow; 15 acres of natural pasture; 8 acres of timber, oak, beech and maple; 90 acres are tillable. Fruit trees, 100 apples, 25 pears, 12 plums, 25 cherries, also apricots, currants, strawberries, and raspberries. The land will grow most all farm crops. Wire fences. 2-story house with addition, containing 13 rooms, plenty of closets, in good condition. 3 barns, cornhouse, hoghouse and wagonshed and henhouse, all in good repair. House watered by running water, cistern and well; barns, by running water; fields, by springs. The Walloomsac River is $\frac{1}{2}$ mile away, and the Green Mountains are about 8 miles. This is an ideal place for summer residence, or for summer boarders; a very historic place, near the Bennington battlefield. Occupied by owner. Reason for selling, poor health of owner. Price, \$4,500. Terms, cash, or nearly all cash. Address J. J. Brimmer, North Bennington, Vt.

No. 677—Farm of 108 acres; 6 miles from Hoosick Falls P. O., R. D. 2; 4 miles from railway station at Hoosick Falls, on line of B. & M. R. R.; 40 rods from school; 100 rods from Methodist church; 4 miles from butter factory and cheese factory. Surface of farm, rolling. Soil, loam, with hardpan bottom. Acres in meadow, 60; in natural pasture, 25; in timber, about 15, oak, pine, etc.; acres tillable, 70. Fruit, apples, pears, plums and 15 varieties of grapes. Adapted to all kinds of grain. Fences, wire, fair condition. House, 20 rooms, large enough for 2 families, good condition. Outbuildings: cow barn, 30x50, with basement and shed; horse barn, 28x50, 5 stalls; sheep barn, 28x40, with basement. Watered, house, by running water and well; barn, by running water. Reason for selling, poor health of owner. Price, \$5,800. Terms, $\frac{1}{2}$ down, balance on time with good security. Owner has 72-acre hill lot pasture and wood lot combined which he will let go with farm at small price. Address Levi N. Gardner, Hoosick Falls, N. Y., R. D. 2.

TOWN OF NASSAU

Population 2,115

No. 678—Farm of 106 acres; $1\frac{1}{4}$ miles from Nassau P. O. and railway station on line of A. & S. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{4}$ miles from Protestant and Catholic churches; R. D. 2 from Nassau; 2 miles from creamery. Highways, hilly but good. Nearest large city, Albany, population, 100,000, distant 10 miles, reached by rail and highway. Occupied by tenant. Surface, rolling. Soil, good. Acres in meadow, 50; natural pasture, 45; timber, 11, various kinds; acres tillable, 94. Fruit, apples, pears and cherries. Best adapted to grass and fruit. Fences, wire, board, rail and wall. House, 8 rooms, fair size. 2 barns, wagonhouse and hoghouse. Watered, house, by well; barns, by well and spring; fields, by spring. Nassau Lake 2 miles from farm; Cummings Pond, $2\frac{1}{2}$ miles. Reason for selling, owner has other business. Persons desiring to see farm will take A. & S. trolley to Maple Avenue, and at the first house south to the right they will find owner. Price, \$1,700. Terms, cash. Address B. B. Nichols, Niverville, N. Y.

No. 679—Farm of 34 acres; $\frac{1}{2}$ mile from Brainard Station P. O.; $\frac{1}{2}$ mile from railway station, on line of Rutland R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{4}$ mile from church; 5 miles from milk station and condensing plant. Nearest large cities, Albany, population, 100,000, and Pittsfield, Mass., population 25,000. Highways, good. Surface, level and rolling. Soil, loam. Acres in meadow, 13; in natural pasture, 10; in timber, 11, chestnut and timber; acres tillable, 20. Fruit, 30 apple trees, plums, cherries, crab apples and grapes. Best adapted to hay, grain, corn and potatoes. Fences, in good condition. House, 51x33, nearly new. Outbuildings: barn, 50x27, nearly new; carriagehouse, 18x21; hogpen and henhouse. Watered by wells. Occupied by owner. Reason for selling, owner has other business. Price, \$2,800. Terms, part cash and balance on mortgage. Address Miss H. A. Fellows, Brainard Station, N. Y.

TOWN OF NORTH GREENBUSH

Population 1,293

No. 680—Farm of 90 acres; 3 miles from Wynantskill P. O., R. D. 2; 4 miles from railway station at Rensse-

laer, on line of N. Y. C. R. R.; $1\frac{1}{2}$ miles from schools and churches. Surface of farm, rolling. Nearest cities, Albany, Rensselaer and Troy, 6, 4 and 5 miles distant, reached by highway. Soil, loam and clay. Acres in meadow, 60; acres tillable, 60. Best adapted to rye and hay. House, 25x40, good condition. Barn, in good condition. Snyder's Lake, 1 mile east from farm. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$3,500. Terms, $\frac{1}{2}$ down, balance on mortgage. Owner will rent for cash. Address Henry Cole, Wynantskill, N. Y., R. D. 2.

No. 681—Farm of 72 acres; .4 miles from Troy P. O., R. D. 4; 4 miles from railway station at Troy, on line or N. Y. C. R. R.; 1 mile from school; 2 miles from churches. Nearest cities, Troy, about 4 miles distant; Albany, 6 miles distant, reached by State road. Surface of farm, gently sloping. Soil, sand and gravel. Acres in meadow, 10; in timber, 7, oak and other hard wood. Fruit, apples and cherries. Best adapted to potatoes, garden truck and grain. House, 14 rooms, pantry, 2 store rooms, excellent condition. Outbuildings: barn, 40x40; shed, 20x40; good condition. Watered by well and cistern. Hudson River 1 mile from farm, and several small lakes from 3 to 10 miles. Occupied by owner. Reason for selling, owner wants smaller place. Price, \$8,000. Terms, cash. Address F. C. Kinney, care Kennedy's Store, Mill Street, Troy, N. Y.

TOWN OF PETERSBURG

Population 1,238

No. 682—Farm of 33 acres; 2 miles from Petersburg P. O., R. D. 1, and railway station, on line of Rutland R. R.; 1 mile from school; 2 miles from churches and butter factory. Highways, somewhat hilly, but good. Nearest large village, Hoosick Falls, population about 5,500, 14 miles distant, reached by rail and highway. Surface of farm, rough. Soil, loam. Acres in meadow, 14; in natural pasture, 4; in timber, 15, beech and maple; acres tillable, 15. Fruit, about 30 trees. Best adapted to potatoes and corn. Fences, in poor condition. House, 20x20, in fair condition. Outbuildings, in poor condition. Watered by spring. Occupied by tenant. Reason for selling, owner

has another place. Price, \$1,000. Terms, cash. Address Mandia Littlefield, Petersburg, N. Y.

No. 683—Farm of 460 acres; 2 miles from Petersburg P. O.; 2 miles from railway station, on line of Rutland R. R.; $\frac{1}{4}$ mile from school; 2 miles from butter factory and milk station; 7 miles from cheese factory and condensing plant. Nearest large village, Hoosick Falls, population 5,500. Highways, sandy. Surface, level and part rolling. Soil, sand and loam. Acres in meadow, 150; in natural pasture, 150; in timber, 160, beech, oak, maple and pine; acres tillable, 250. Fruit, 500 apple trees. Best adapted to corn, potatoes and grain of all kinds. Fences, mostly wire, in good condition. House, 42x30, with 28x30 wing, in good condition; another 2-family house, 40x30. Outbuildings: barns, 40x60 and 18x30; cowbarns, 40x30, 40x50, 38x30 and 124x30; storehouse, 30x40; granary, 30x40; hoghouse, 28x30; blacksmith shop, 16x14. Watered by running stream, brook and springs. Occupied by tenant. Reason for selling, owner has other business. There is also a large silo on this farm. Price, \$10,000. Terms, $\frac{1}{3}$ down, balance on mortgage. Address F. E. Reynolds, Petersburg, N. Y.

No. 684—Farm of 33 acres; 2 miles from Petersburg P. O.; 2 miles from railway station at Petersburg, on line of Rutland R. R.; 1 mile from school; 2 miles from churches; 7 miles from cheese factory and condensing plant; 2 miles from butter factory and milk station. Nearest large village, Hoosick Falls, population 5,500. Highways, good. Surface, partly rough and partly level. Soil, loam. Acres in meadow, 14; in natural pasture, 4; timber 15, maple, beech, oak and hemlock; acres tillable, 15. Best adapted to hay. Fences, in poor condition. House, 26x36, in fair condition. Outbuildings: barn, 23x33. Watered by springs. This property is 5 miles from Lake Taconic. Occupied by tenant. Reason for selling, owner has another farm. Price, \$1,000. Terms, cash. Owner will rent. Address Amanda Littlefield, Petersburg, N. Y.

TOWN OF PITTS TOWN

Population 2,920

No. 685—Farm of 125 acres; 4 miles from Troy, R. D. In high state of

cultivation. 7 acres timber. House, 24x40, with addition, in fine condition; tenant house, in good condition. Barns, sheds and other outbuildings, roofs newly slated, in fine condition. Well watered and fenced. Price, \$8,000. Terms, $\frac{1}{2}$ cash. Owner will rent with option to buy. Address Henry C. Hayner, Upper Troy, N. Y., R. D. 2.

TOWN OF SAND LAKE

Population 2,128

No. 686—Farm of 146 acres; 3 miles from West Sand Lake P. O., R. D. 1; 9 miles from railway station at Rensselaer, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches. Highways, good. Nearest city, Rensselaer, reached by trolley and State road. Surface of farm, rolling. Altitude, about 500 feet. Soil, mostly gravel. Acres in meadow, 20; in natural pasture, 35; in timber 30, chestnut, oak, hemlock, hickory, etc; acres tillable, 61. Fruit, apples, pears, peaches, cherries and plums. Best adapted to hay, grain, potatoes, etc. Fences, wire, rail, fair. House, 40x30, 2 stories and attic, brick. Outbuildings: barn, 42x45, shed attached; woodhouse; wagonhouse; storehouse. Watered by well and stream. Occupied by owner. Reason for selling, owner wants to retire. Price, \$50 per acre. Terms, $\frac{1}{2}$ cash. Owner will rent with option to buy. Address David H. Lown, West Sand Lake, N. Y., R. D. 1.

TOWN OF SCHODACK

Population 4,780

No. 687—Attractive bungalow, suitable for summer or winter; 10-minute walk from Brookview Station, on line of the B. & A. R. R.; 8 miles from Albany. Healthful location, 250 feet above the Hudson River. Has 6 rooms with natural wood finish throughout; concrete cellar; 2 piazzas; large filter cistern in cellar. Good-sized lot. Brookview has post office, church, school, general store, station and good train service. Commutation rate from Albany as low as 11 cents. Owner will rent with option to buy. Address, for further information, Miss Atwood, East Greenbush, N. Y.

No. 688—Farm of 265 acres; 4 miles from Castleton P. O.; 1 mile from railway station at Van Hoesen, on line

of B. & A. R. R.; 1 mile from school. Nearest large village, Castleton, population 1,200. Highways, good, $\frac{1}{4}$ mile from State road. Surface, rolling. Soil, gravelly and sandy loam. Acres in meadow, 75; in natural pasture, 15; in timber, 35, second growth chestnut and oak; acres tillable, 215. Fruit of all kinds, 150 apple trees. Best adapted to grain, hay, potatoes, corn, etc. Fences, 75 acres fenced, in good condition. Houses: one of 3 rooms, in fair condition; another of 17 rooms, in excellent condition; and another of 9 rooms, in good condition, newly painted. Outbuildings: barn, 120x40, with 24-foot posts, new roof on barn; another, 30x40, with 18-foot posts; all other necessary outbuildings, in good condition. Watered by 2 cisterns, 5 wells, windmill and stream. This property is 4 miles from Hudson River. There are 30 to 40 acres of moulding sand on this farm that can be sold if desired. Occupied by owner and tenant. Reason for selling, owner has other business. Price and terms made known upon application. Address Edward W. Masten, Castleton, N. Y.

No. 689—Farm of 123 acres; $2\frac{1}{2}$ miles from railway station at Van Hoese Corners, on line of B. & A. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from churches; 4 miles from milk station. Highways, somewhat hilly but good. Nearest city, Albany, population 100,000, 13 miles distant; nearest large village, Castleton, 6 miles distant; reached by rail and highway. Surface of farm, level and rolling. Altitude, about 600 feet. Soil, heavy loam and light loam. Acres in meadow, 12; in timber, 7; acres tillable, 116. Fruit, 114 apple trees, 30 peach trees and 25 Hungarian prunes. Best adapted to rye, corn, oats, potatoes and hay. Fences, wire, in fair condition. House, in fair condition. Outbuildings: large barn, wagonhouse, horse stable, all connected, in fair condition. Watered by well, cistern and brook. Kinderhook Lake and Nassau Lake are 4 miles from farm and Hudson River, 6 miles. This farm is $1\frac{1}{4}$ miles from B. & A. Flag Station, 3 trains in morning, 1 train at noon and 3 in afternoon. State road now in construction. Reason for selling, poor health of owner. Price, \$3,500. Address Mrs. W. N. Smith, Castleton, N. Y., Box 93.

TOWN OF STEPHENTOWN

Population 1,289

No. 690—Farm of 160 acres; 1 mile from Garfield P. O.; 2 miles from Stephentown station. 40 acres timber; balance meadow and pasture. Good stock and grain farm. 9-room house, 2 large barns, all in good repair. Spring water. Price, \$3,000. Terms, easy. Owner will rent. Address T. R. Clarke, Lebanon Springs, N. Y.

No. 691—Farm of 122 acres, known as "Meadowbrook Farm;" $3\frac{1}{2}$ miles from Brainard station; R. D. from East Nassau; $\frac{1}{2}$ mile from school. Pleasant place for summer home. State road soon to be built. Good neighborhood. Pleasant surroundings. 16 acres timber; 106 meadow and pasture. Fruit, 30 apple trees. House, 26x48, 2 stories, with wings, all in good condition. Barns, 24x50 and 24x48, and other outbuildings, all good. Watered by wells, streams and springs. Fairly well fenced. Price, \$2,000 cash or \$2,100 part payment. Owner will rent for \$125 a year. Address I. P. Allen, East Nassau, N. Y., R. D.

*No. 692—Farm of 300 acres; 1 mile from North Stephentown P. O.; $1\frac{1}{4}$ miles from railway station at North Stephentown, on Rutland Division of N. Y. C. R. R.; $\frac{3}{4}$ mile from school; 3 miles from church and milk station. Highways, good. Nearest city, Pittsfield, population about 25,000, 12 miles distant, reached by rail and highway. Surface of farm, smooth and rolling. Altitude, 1,500 feet. Soil, gravelly loam, good. Acres in meadow, 90; in natural pasture, 60; in timber, 150, hard wood; acres tillable, 125. Fruit, 40 apple trees in good bearing, 15 pear trees in good bearing. Adapted to any crop grown in this climate. Fences, wire, good condition. House, old-fashioned, 6 rooms. Barn, 40x60, with basement, nearly new. Watered by spring and brook. Taconic Mountains are $\frac{1}{2}$ mile from farm. Occupied by owner. Reason for selling, owner has 3 other large farms. Price, \$3,500. Terms, \$1,500 cash, balance on mortgage. There is a timber tract adjoining, 650 acres, price \$2,500, would make good game preserve. Address A. O. Mattison, agent, South Berlin, N. Y.

* Form is in hands of agent or real estate man.

MISCELLANEOUS

*No. 693—Farm of 210 acres; 5 miles from Berlin; $\frac{1}{4}$ mile from Rutland railway station. 50 acres of timber, balance cultivated and pasture land. Running water at house and barns. 2-story house

of 10 rooms, well shaded. Horse barn of 6 stalls; cow barn; hay barn; 4 small barns; corncrib, hoghouse, grainhouse. Maple orchard of 500 trees. Price, \$4,000. Address H. L. Reed, agent, Amsterdam, N. Y.

ST. LAWRENCE COUNTY

Population 89,005

TOWN OF CANTON

Population 6,151

No. 694—Farm of 140 acres; $\frac{3}{4}$ mile from Eddy P. O.; 4 trains on N. Y. C. stop daily within 40 rods of house. Highways, good; State road. Clay loam soil. Acres in meadow, 70; natural pasture, 7; timber, 20, maple and beech; acres tillable, 120. Fruit, apples, also currants and berries. Occupied by tenant. Fences, woven wire and rail, good condition. House, 19x30, good cellar, good condition. Large barn, 126 feet long, with stable underneath, cement floor, granary, in good condition. Watered by well and brook. This farm will keep 30 cows and team of horses and have hay to sell. For price and terms, address, C. T. Humphrey, Madrid, N. Y.

TOWN OF DEPEYSTER

Population 907

*No. 695—Farm of 178 acres; 8 miles from railway station at Heuvelton, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school; 4 miles from churches; $1\frac{1}{4}$ miles from butter factory and cheese factory. Highways, good. Nearest city, Ogdensburg, population 16,000, 20 miles distant, reached by highway. Surface of farm, level. Soil, clay. Acres in meadow, 100; in natural pasture, 10; in timber, 10; all tillable except woodland. A few apple trees. Best adapted to timothy, clover, oats and grain. Fences, good. House, 8 rooms, nearly new. Barns: cow barn, 50x60, just remodeled, basement 32x60, cement floor; horse barn, 25x40, with large leanto. Watered, house and barn, by well; fields, by springs. 2 miles from Black Lake. Owner will leave hay, straw and fodder; will sell 30 cows separately. Occupied by tenant. Reason for selling, owner wishes to retire. Price, \$10,000. Terms, \$3,000 cash, balance at 5%. Address J. H. McLear, Gouverneur, N. Y.

TOWN OF EDWARDS

Population 1,387

*No. 696—Farm of 285 acres; 2 miles from Edwards P. O. and railway station, on line of N. Y. C. R. R.; 2 rods from school; 2 miles from churches; 2 miles from milk station. Highways, good. Nearest village, Edwards, population 500, 2 miles distant, reached by highway. Surface, rolling. Soil, clay loam. Acres tillable, 175. Best adapted to general farming, hay, corn, small grains, etc. Fences, good. 10-room house, in good condition. Cow barn, with full basement, 45x115, good condition; hay barn, 30x50, practically new; granary, henhouse, hogpen. Watered, house, by well; barns and fields, by springs. Price includes dairy. Occupied by tenant. Reason for selling, to realize money for business enterprise. Price, \$12,500. Address J. M. McLear, agent, Gouverneur, N. Y.

TOWN OF FOWLER

Population 1,655

*No. 697—Farm of 174 acres, located 6 miles from Harrisville P. O., R. D. 3; $3\frac{1}{2}$ miles from railway station at York, on line of N. Y. C. R. R.; 400 feet from school; $3\frac{1}{2}$ miles from butter factory; $1\frac{1}{2}$ miles from cheese factory; $3\frac{1}{2}$ miles from milk station. Highways, good, although somewhat rolling. Nearest village, Harrisville, 6 miles distant, reached by highway. Surface of farm, level. Soil, light and fertile. Acres in meadow, 35; in natural pasture, 29; in timber, 16, sugar maple, pine, spruce; acres tillable, 140. Fruit, apples, pears, small young trees, about 12. Best adapted to potatoes, hay, grain, oats, vegetables, berries. Fences, rail, in good condition. House, 11 rooms, in good condition. Barn and stable combined, 50x70. Watered, house and barn by well. Lake Bonaparte, 6 miles distant;

* Farm is in hands of agent or real estate man.

Sylvia Lake, $1\frac{3}{4}$ miles distant. There are 2 good wells and 160 good sugar maple trees. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$1,500. Address Frank M. Sheru-van, agent, 8 Denver St., Rochester, N. Y.

*No. 698—Farm of 108 acres; 2 miles from Hailesboro P. O. and railway station, on line of N. Y. C. R. R.; 2 miles from school; 4 miles from churches; 2 miles from cheese factory; 4 miles from milk station and condensing plant. Highways, good. Nearest large village, Gouverneur, population 5,000, 4 miles distant, reached by rail or highway. Surface, rolling. Soil, clay loam. Acres in meadow, 50; in natural pasture, 58; Acres tillable, 100. Best adapted to general farming, hay, corn, small grain, etc. 10-room house, good cellar, all in good condition. Barns, fairly good condition. House watered by wells; barn and fields, by springs. Occupied by owner. Purchasing price includes dairy. Reason for selling, owner desires larger farm. Price, \$7,000. Address J. H. Mc-Lear, agent, Gouverneur, N. Y.

TOWN OF GOUVERNEUR

Population 6,020

*No. 699—Farm of 169 acres; $1\frac{1}{2}$ miles from Gouverneur P. O. and railway station, on line of N. Y. C. R. R.; $1\frac{1}{2}$ miles from school, churches, cheese factory, milk station and condensing plant. Highways, excellent. Nearest village, Gouverneur, population 5,000, $1\frac{1}{2}$ miles distant, reached by highway. Surface, rolling. Soil, clay loam. Acres in meadow, 169. Acres tillable, 169. Best adapted to general farming, hay, clover, corn, small grain, etc. Fences, in good condition. House, in good condition. Barns, in good condition. House and barns watered by wells; fields, by springs. Purchasing price includes dairy. Occupied by owner. Reason for selling, owner cannot work so much land. Price, \$12,000. Address J. H. McLear, agent, Gouverneur, N. Y.

*No. 700—Farm of 80 acres; $\frac{3}{4}$ mile from Gouverneur P. O. and railway station, on line of N. Y. C. R. R.; $\frac{3}{4}$ mile from school and churches, cheese factory and milk station. Highways, excellent. Nearest village, Gouverneur, $\frac{3}{4}$ mile distant, reached by high-

way. Surface, rolling. Soil, mostly clay loam. Acres in meadow, 80; acres tillable, 80. Best adapted to general crops, timothy, clover, corn, small grain, etc. Fences, good. Good 11-room house, with square roof. Good barn, just rebuilt; carriage and tool house. House and barn watered by wells; fields, by springs. Purchasing price includes dairy. Occupied by owner. Reason for selling, owner desires to retire. Price, \$8,000. Address J. H. McLear, agent, Gouverneur, N. Y.

*No. 701—Farm of 100 acres; 1 mile from Gouverneur P. O. and railway station, on line of N. Y. C. R. R.; 1 mile from school and churches, cheese factory, milk station and condensing plant. Highways, excellent. Nearest village, Gouverneur, population 5,000, 1 mile distant, reached by highway. Surface, rolling. Soil, clay loam. Acres in meadow, 100; acres tillable, 100. Best adapted to general farming, hay, corn, small grains, etc. Fences, in good condition. House, in good condition. Barns, in poor condition. House watered by well; fields, by 2 springs. Creek through farm. Purchasing price includes dairy. Occupied by owner. Reason for selling, ill health of owner. Price, \$8,000. Address J. H. McLear, agent, Gouverneur, N. Y.

*No. 702—Farm of 93 acres; $\frac{1}{2}$ mile from Gouverneur P. O., R. D. 4; $\frac{3}{4}$ mile from railway station at Gouverneur, on line of N. Y. C. R. R.; $\frac{3}{4}$ mile from school and churches; $\frac{1}{2}$ mile from butter and cheese factory and milk station. Highways, excellent. Nearest large village, Gouverneur, population 5,000, $\frac{1}{2}$ mile distant, reached by highway. Surface, level. Acres in meadow, 60; in natural pasture, 33; acres tillable, 60. Best adapted to general farming, hay, oats, etc. Fences, mostly wire, in good condition. House, 24x36, in good condition. Barn, about 36x60, fair condition. Watered, house and barns, by wells; fields, by springs. Occupied by tenant. Excellent location, near best town in northern New York. Good markets. Reason for selling, to realize money for business enterprise. Price, \$8,000. Terms, \$1,500 to \$2,000 cash, balance on easy terms. Address J. H. McLear, agent, Gouverneur, N. Y.

* Farm is in hands of agent or real estate man.

*No. 703—Farm of 336 acres; 6 miles from Gouverneur P. O.; 6 miles from railway station at Gouverneur, on line of N. Y. C. & H. R. R. R.; milk taken to milk station from door. Highways, State road. Nearest village, Gouverneur, population 5,000, 6 miles distant, reached by highway. Surface of farm, hilly and rolling. Soil, clay loam. Acres in meadow, 175; in timber, 161; acres tillable, 175. A few apple trees. Best adapted to timothy, clover, oats and grain. Fences, in good condition. Large house in good repair; also a 6-room tenant house. Cow barn, 40x65; horse barn, 30x40, 3 stories high; milk-house, hogpen; all in good repair. Watered, house and barns, by well; fields, by springs and river. Will leave 30 cows, hay, straw, fodder and some farming tools. Near Oswegatchie River. Occupied by tenant. Price, \$12,000. Terms, \$2,500 cash, balance, easy, 5%. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF HERMON

Population 1,526

*No. 704—Farm of 225 acres; 5 miles from Hermon P. O. and railway station, on line of N. Y. C. R. R.; 1 mile from school; 5 miles from churches; 1½ miles from cheese factory and milk station. Highways, good. Nearest village, Hermon, population 600, 5 miles distant, reached by highway. Surface, rolling. Soil, mostly loam, some muck. Acres in meadow, 125; in natural pasture, 100; in timber, 50, beech, birch and maple, mostly second growth; acres tillable, 125. Best adapted for general farming, hay, corn, oats, etc. Fences, good. Good 9-room house, with good cellar. Barns, fairly good. House watered by well; fields, by springs. Occupied by tenant. Price includes dairy. Reason for selling, to realize money for business enterprise. Price, \$5,000. Terms, \$1,500 cash, balance on easy terms. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF LISBON

Population 2,981

No. 705—Farm of 53 acres; ½ mile from Lisbon P. O., R. D. 3, and railway station, on line of Rutland R. R.; 1 mile from school; ½ mile from churches, butter factory, cheese factory and milk

station. Highways, good, macadamized. Nearest large city, Ogdensburg, population about 16,000, 9 miles distant, reached by rail and highway. Surface, part level; remainder, rolling. Soil, loam and gravel. Acres in meadow, 12; natural pasture, 10; alfalfa, 3; acres tillable, 53. Fruit, about 150 apple trees. Best adapted to corn, hay, potatoes, fruit and berries. Fences, rail and wire, good condition. House, brick, with frame wing, good condition. Out-buildings: barn, 30x40, good condition; barn, 30x40, poor condition; granary, good condition; henhouse, new. Watered by well, spring and pond. Occupied by owner. Reason for selling, owner desires to purchase larger farm. Price, \$3,000. Terms, cash. Address M. G. Hall, Lisbon, N. Y.

TOWN OF MACOMB

Population 1,168

*No. 706—Farm of 160 acres; ¾ mile from Brasie Corners P. O.; 7 miles from railway station at Gouverneur, on line of N. Y. C. R. R.; ¾ mile from school and churches; ½ mile from cheese factory. Highways, good. Nearest village, Gouverneur, population 5,000, 7 miles distant, reached by highway. Surface, rolling. Soil, clay loam. Acres tillable, 160. Best adapted to general farming, hay, corn, small grains, etc. Fences, good. Good house, furnace and cistern in cellar. Horse barn, 28x32; cow barn, 45x50, with basement stable, in good repair. House watered by well; fields, by springs. Occupied by tenant. Purchasing price includes dairy. Reason for selling, to realize money for business enterprise. Price, \$8,500. Will trade for other property. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF OSWEGATCHIE

Population 2,235

No. 707—Farm of 110 acres; 6 miles from Ogdensburg P. O., R. D. 2; 6 miles from railway station at Ogdensburg, on line of N. Y. C. and Rutland R. R.; 1 mile from school; 3 miles from Methodist and Presbyterian churches; 1½ miles from cheese factory and milk station. State road to all, except 2 miles to churches. Nearest city, Ogdensburg, population 16,000, 6 miles distant, reached by State road, auto stage and suburban train during summer, motor

*Farm is in hands of agent or real estate man.

boat if desired. Soil, gravel and clay loam. Acres in meadow, 25; in natural pasture, 20; acres tillable, 90. Fruit, about 1 acre of apple orchard. Best adapted to hay, corn, oats, vegetables and fruits. Fences, rail, stone wall, in good condition. House, 10 rooms, in good condition, except that it needs painting. 2 barns, in fair condition; good hogpen, machinery house and henhouse. Watered, house and barns, by well; fields, by spring and St. Lawrence River. Farm has a nice frontage on the St. Lawrence River, plenty of room to build summer cottages; good boating in summer, skating in winter. Black Lake about 4 miles distant. Occupied by owner. Reason for selling, to settle estate. Price, \$4,200. Terms, \$2,000 cash. Will include 8 cows, 3 calves, brood mare, lot of tools and fodder for \$5,000. Address Edward Larock, Ogdensburg, N. Y., R. D. 2.

No. 708—Farm of 225 acres; 5 miles from Ogdensburg P. O.; $3\frac{1}{2}$ miles from railway station at Heuvelton, on line of N. Y. C. & H. R. R. R.; $1\frac{1}{2}$ miles from school; $3\frac{1}{2}$ miles from Methodist, Presbyterian and Catholic churches; 1 mile from butter factory; $3\frac{1}{2}$ miles from milk station. Highways, turnpike for 1 mile, balance macadamized roads. Nearest city, Ogdensburg, population 16,000, 5 miles distant, reached by highway. Surface of farm, level. Soil, gravelly loam. Plenty of second growth wood. Small apple orchard. Best adapted to hay, corn, oats and dairy products. Fences, rail. Large frame house, in good condition. Large barn, stanchions for about 40 cows; also horse barn, henhouse, granary, hogpen. Watered by wells. 5 miles from St. Lawrence River; 5 miles from Black Lake. Occupied by tenant; lease expires March 1, 1912. Reason for selling, owner has another farm. Price, \$40 per acre. Terms, \$1,000 cash. Will include 20 cows and fodder grass for \$1,000 extra. Address Geo. Breckenridge, Ogdensburg, N. Y.

No. 709—Farm of 54 acres, located 8 miles from Ogdensburg P. O., R. D. 2; $4\frac{1}{2}$ miles from railway station at Morristown, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 1 mile from Methodist church; $1\frac{1}{4}$ miles from cheese factory; 4 miles from milk station. Highways, gravel, macadamized and State road. Nearest village, Morris-

town, population 1,500, $4\frac{1}{2}$ miles distant; nearest city, Ogdensburg, population 16,000, $8\frac{1}{2}$ miles distant, reached by highway. Surface of farm, just enough slope for drainage. Soil, clay and gravelly loam. Acres in meadow, 25; in natural pasture, 10; in timber, 12, maple, second growth, elm; acres tillable, 38. Fruit, apples, pears, currants. Best adapted to corn, oats, hay, potatoes, fruits. Fences, rail, wire and stone. House, 8-room, galvanized roof, painted inside and out 2 years ago. Good-sized barn, stanchions for 10 cows, stalls for 3 horses, cement floor in cow stable, henhouse, granary. Watered by well. $1\frac{1}{4}$ miles from St. Lawrence River; $3\frac{1}{4}$ miles from Black Lake. Occupied by owner. Reason for selling, owner wishes to move to city. Price, \$3,000. Terms, \$1,500 cash. Will include 6 cows, team, tools, fodder for \$3,600. Address Robert L. Smithers, Ogdensburg, N. Y., R. D. 2.

TOWN OF PARISHVILLE

Population 1,785

No. 710—Farm of 498 acres, 5 miles from Potsdam, R. D. Good, rich soil. 60 acres of timber. A fine farm in good location. Large, stone house, in good repair. Main barn, 165 feet long; several other barns and outbuildings, all good; 5 milking machines and gas engine. Watered by springs. Well fenced. Price, \$20,000. Address S. L. Clark, Potsdam, N. Y., R. D.

TOWN OF PIERCEFIELD

Population 770

No. 711—Farm of 40 acres; $\frac{1}{2}$ mile from Childwold P. O.; 9 miles from railway station, on line of Mohawk & Malone R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{2}$ mile from church. Highways, good. Nearest large village, Tupper Lake, population 3,500, 15 miles distant, reached by highway. Surface, level. Soil, dark loam. Acres in meadow, 15; natural pasture, 5; timber, 20, hard wood; acres tillable, 15. Fruit, 30 apple trees. Best adapted to potatoes, oats, hay and garden truck. Fences, barbed wire, good condition. House, 20x36, wing 17x27, good condition. Outbuildings: barn, 31x42; barn, 14x27; 2 hogpens; henhouse; all in good condition. Watered by well and springs. $1\frac{1}{2}$ miles from Moosehead Mountain. Occupied by owner. Reason for selling, sickness



FIG. 39.—House on Farm 688, Town of Schodack, Rensselaer County.



FIG. 40.—House on Farm 717, Town of Charlton, Saratoga County.

in family. Good fishing and hunting. Price, \$1,800. Terms, \$500 down, balance on mortgage with yearly payments of \$500. Will sell cheaper for cash. Owner will rent for \$125 per year or with option to buy. Address John W. Hinkson, Childwold, N. Y.

TOWN OF RUSSELL

Population 1,842

*No. 712—Farm of 200 acres; 3 miles from Hermon P. O.; 3 miles from railway station at Hermon, on line of N. Y. C. R. R. Highways, good. Nearest large village, Hermon, population 600, 3 miles distant, reached by rail and highway. Surface, rolling. Soil, clay loam. Acres in meadow, 100; in timber, 15, maple; acres tillable, 150. Best adapted to timothy, clover, corn, small grain, etc. Fences, in good condition. House of 8 rooms, in good condition. Barns, in fair condition. Watered by well. Occupied by tenant. Reason for selling, owner wishes to realize money for business enterprise. Price, \$8,000. Address J. H. McLear, agent, Gouverneur, N. Y.

TOWN OF STOCKHOLM

Population 2,614

*No. 713—Farm of 210 acres; 4 miles from Potsdam P. O., R. D. 3; 4 miles from railway station at Potsdam, on line of R. W. & O. R. R.; $\frac{1}{4}$ mile from school; 1 mile from Methodist and Catholic churches; $1\frac{1}{2}$ miles from butter factory; 1 mile from cheese factory; 1 mile from milk station. Highways, good. Nearest village, Potsdam, population 5,000, 4 miles distant, reached by highway. Surface of farm, level and slightly rolling. Altitude, 600 feet. Soil, part clay and part loam. Acres

in meadow, 120; in natural pasture, 60; in timber, 30, hard maple, beech, birch, elm, basswood; acres tillable, all except woodland. Fruit, 50 apple trees. Best adapted to grain, corn, potatoes, and hay. Fences, wire, stone, cedar rail, in good condition. House, 12 rooms, 60x90; in good condition. Large barn, 120x90; one, 30x40; granary, 25x30; hoghouse, 25x30. Watered, house and barn, by wells; fields, by springs; water supply has not failed for 50 years. 25 dairy cows on farm and it will keep 35. Cut over 100 tons of hay this season. St. Regis River nearby. This place is known as the Phippen Homestead, and is a very productive farm. The buildings are in excellent condition. Occupied by tenant; lease expires March 1, 1912. Reason for selling, illness of owner. Price, \$10,000, including stock, hay, grain and some farm tools. Terms, easy. Address Gorman H. Lenney, agent, Potsdam, N. Y., or 31 Nassau Street, New York City.

TOWN OF WADDINGTON

Population 1,888

No. 714—Farm of 212 acres, 5 miles from Madrid P. O., and railway station; stage runs twice daily. Highways, good. Soil, gravel and muck loam. Acres in meadow, 112; all tillable; acres natural pasture, 100; timber, 20, maple, beech, elm, ash and oak. Young apple orchard and some pears. Adapted to hay, grain, corn and potatoes. Occupied by tenant. Fences, rail and wire, in good condition. Large house, in good condition. Barn, 20x40; hay barn, 30x40; cow barn keeps 30 cows; large silo. Watered by well and brook. Owner will rent on shares or with option to buy. For price and terms address C. T. Humphrey, Madrid, N. Y.

SARATOGA COUNTY

Population 61,917

TOWN OF CHARLTON

Population 1,030

*No. 715—Farm of 108 acres; 5 miles from Ballston Spa P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 5 miles from churches, butter factory and milk station. Highways, good. Surface of farm, half roll-

ing and half level. Soil, black, good. Acres in meadow, 30; in natural pasture, 10; in timber, 8, hard wood and chestnut; acres tillable, 90. Fruit, old apple orchard, also 100 apple trees 3 years old, $\frac{3}{4}$ acre of strawberries. Best adapted to hay, fruit, grain and dairying. Fences, wire, good. House, 15 rooms, bath, toilet, fine condition. Out-

* Farm is in hands of agent or real estate man.

buildings: large barn in fine condition; also two smaller barns in good condition. Water pumped by gasoline engine. Occupied by owner. Reason for selling, owner has other business. Price, \$5,000. Terms, easy. Address Frank H. Knox, agent, 469 State St., Schenectady, N. Y.

*No. 716—Farm of 130 acres; 8 miles northwest of Schenectady, which is on the line of N. Y. C. and the D. & H. R. R.; $\frac{1}{2}$ mile to school; 1 mile to churches; stage carries milk to the city agents daily. Highways, good dirt roads. Near village of Charlton; 8 miles from Schenectady, population 72,000; 10 miles from Amsterdam, population 25,000; both reached by highways only. Surface of farm, river flats and upland, nearly level. Soil, gravelly loam, free from stones. About 33 acres natural meadows; 15 acres heavy timber with chestnut predominating; 82 acres tillable. Fruit, 125 thrifty apple trees, all bearing, and about 30 pear, plum and cherries; nice blackberries, strawberries and raspberries. Produces big hay and grain crops, and excellent potatoes. Fences, wire and board, in fair condition. House is painted and has 11 rooms, chestnut trimmings. 4 large barns, in fair condition; large sheds and cribs. Watered by springs, wells and cisterns; stream through the farm. 30 acres of new seeding. Excellent farm in thrifty neighborhood. Occupied by owner, who sells because of continued illness. Price, \$3,500. Terms, \$1,000 cash, balance on easy terms. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

No. 717—Farm of $45\frac{1}{2}$ acres; in village of Charlton, population about 500, with 3 general stores, 2 churches, primary school and academy; $4\frac{1}{2}$ miles west of Ballston Lake P. O., R. D. 1, and same station, on line of the D. & H. R. R.; 8 miles north of Schenectady, on high elevation, commanding fine view of surrounding country; 8 miles from Ballston Spa, the county seat. Surface, very level. Soil, strong loam. About 2 acres of meadow; 20 acres of natural pasture; 7 acres of timber, large hemlock and hard wood. A few apple trees. Most of this farm is smooth and tillable. Can raise hay, oats, rye and buckwheat. Occupied by tenant, but can be

vacated on sale. Large farm house, recently painted and in good repair, 14 rooms. Large hay barn, large stable, large carriagehouse, granary and chickenhouse. House has cistern and never-failing well. Ballston Lake, Berkshires and Catskills and Mohawk Hills in sight. This is a fine place for a farmer to make a good living. The land will support 8 or 9 cows and horses; good place to raise stock. Ballston Lake, $4\frac{1}{2}$ miles east, is a station on the H. V. trolley line running from Albany to Schenectady and north to Saratoga and Lake George. From Ballston Lake it is a 40-minute trolley ride to Albany through Schenectady. The D. & H. R. R. also passes through Ballston Lake. Reason for selling, to close an estate. Price, \$3,000, the least it can be sold for. Owner has just spent about \$450 in repairs. At this price the land is practically given away, and the house itself, not to speak of the barns, could not be reproduced for the price asked for the whole. Terms, \$1,000 cash, balance on mortgage at buyer's option, up to 15 years, or installments if desired. If buyer cannot pay \$1,000, \$650 would be taken on contract, balance payable as agreed. Address William L. Stone, 99 Nassau Street, New York City.

TOWN OF CLIFTON PARK

Population 2,225

*No. 718—A village farm of 3 acres with store and post office on premises; 1 mile from Niskayuna Station, on N. Y. C. R. R. (across the river); a school and the Reformed church are but a few rods from the house. Good roads in all directions and State roads are probable this year. Situated midway between Schenectady, population 72,000, and Troy, population 76,000, on north bank of Mohawk River, which is being converted into a barge canal; a trolley line is being organized to run through this village and connect aforesaid cities and the small villages lying alongside the north bank of Mohawk. The place has a few thrifty apple trees, is adapted to garden truck and small fruits. Has a splendid house of 11 rooms and store 30 feet away, in which is the post office. Barn, sheds, icehouse, etc., are in fair condition. Watered by a stream, wells and cistern. Excellent opportunity for

* Farm is in hands of agent or real estate man.

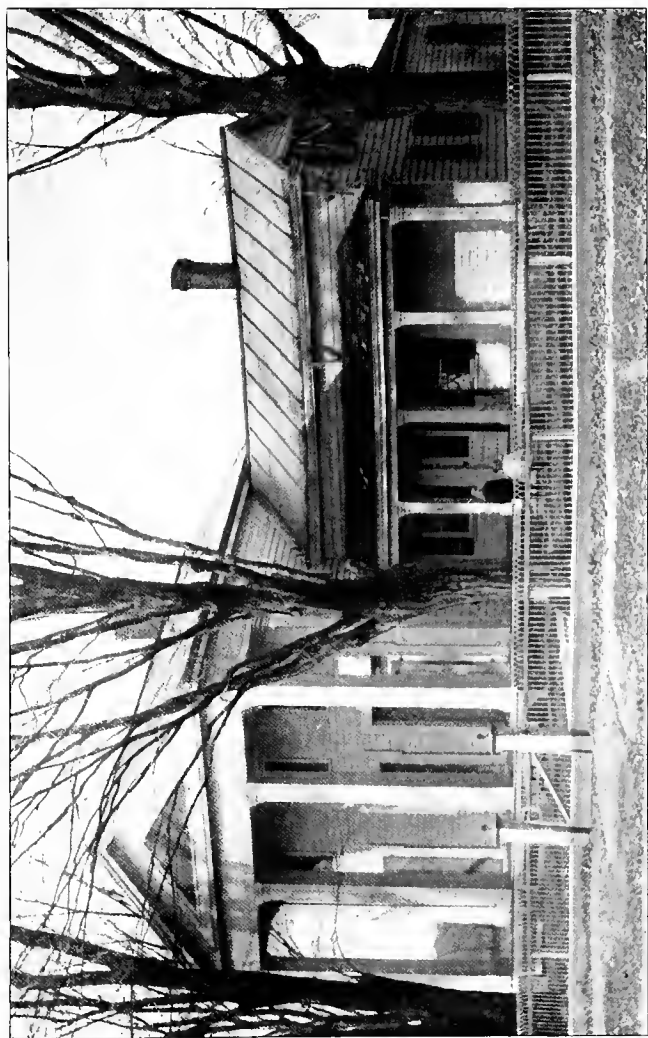


FIG. 41.—Farm 718, Town of Clifton Park, Saratoga County.

man to conduct store, raise chickens, and garden truck. Price, \$4,000. Terms, \$1,000 cash and balance on very easy terms. Will rent as one parcel or will divide. Will exchange. Owner will rent for cash or with option to buy. Address Frank H. Knox, 469 State Street, Schenectady, N. Y.

No. 719—Farm of 186 acres; 1 mile from Round Lake P. O. and railway station, on line of the D. & H. R. R.; 1 mile from school and churches, Methodist and Episcopal; 1 mile from milk station. Highways, good. Nearest village, Ballston, distant 7 miles, reached by rail or highway. Surface, mostly level. Altitude, about 300 feet. Soil, clay loam and sand. Acres in meadow, 12; in natural pasture, 66; in timber, 20, mostly chestnut, some mixed; acres tillable, 100. 100 apple trees, 75 cherry, 25 pear, 24 plum trees. Best adapted to grain on flats, corn, rye and oats on sand. Fences, wire, in good condition. 12-room house, in good condition. Barn, 32x90; cow stable, 16x50; horse stable, 40x20; all in fair condition; woodhouse, toolhouse, smokehouse, icehouse, all good size. Watered by city water in house and outbuildings. Occupied by owner. Reason for selling, poor health of owner. Price, \$5,500. Terms, $\frac{1}{2}$ down. Owner will rent for cash and with option to buy. Address George W. Peeke, Round Lake, N. Y.

No. 720—Farm of 107 acres; $1\frac{1}{2}$ miles from Round Lake P. O. and railway station, on line of D. & H. R. R.; $1\frac{1}{2}$ miles from school and churches, Methodist and Episcopal; $1\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Ballston, population 5,000, 7 miles distant; 14 miles from Schenectady, reached by rail, trolley or highway. Surface, rolling. Altitude, 300 feet. Soil, clay-sand loam. Acres in meadow, 15; in natural pasture, 35; in timber, 25, young chestnut, except 1 acre of locust; acres tillable, 75. About 300 apple trees. Best adapted to fruit and berries. About $\frac{1}{2}$ acre each of strawberries, black raspberries, high blackberries and asparagus. Fences, wire, in good condition. House, 28x35, 8 rooms, good condition. Barn, 30x40, slate roof, wing, 16x20; henhouse, 13x26, slate roof, and one, 10x30 B. B. roof, both having concrete floors; hoghouse, stone icehouse, etc.

Watered, house and barns, from city water; fields, by streams. Round Lake 1 mile distant. Market at Round Lake, $1\frac{1}{2}$ miles distant. Occupied by owner. Reason for selling, owner has too much land. Price, \$3,500. Terms, $\frac{1}{2}$ down. Owner will rent. Address A. E. Knight, Round Lake, N. Y.

No. 721—Farm of 197 acres; $1\frac{1}{2}$ miles from Round Lake P. O. and railway station, on line of D. & H. R. R.; $1\frac{1}{2}$ miles from schools and churches, Methodist and Episcopal; $1\frac{1}{2}$ miles from milk station. Highways, good. Nearest village, Ballston, 7 miles distant, population 5,000, reached by rail or highway. Surface of farm, level. Altitude, about 300 feet. Soil, clay and sand loam. Acres in meadow, 45; in natural pasture, 57; in timber, 20, mixed timber of good quality; acres tillable, 120. About 150 apple trees, mostly young trees. Best adapted to grass, corn, oats and rye. Timber on farm will about pay $\frac{1}{2}$ price asked. Wire fences, in good condition. 10-room house, in fair condition. Barns, 40x50, 30x50, 20x50 and 30x50; henhouse, 12x40; hoghouse, 20x40; cornhouse; smokehouse; icehouse; woodhouse; mostly slate roofs. Watered by well and brook. Occupied by owner. Reason for selling, poor health of owner. Price, \$7,000. Terms, $\frac{1}{2}$ cash. Owner will rent for cash or with option to buy. Address George W. Peck, Round Lake, N. Y.

*No. 722—Farm of 30 acres; 3 miles from Elnora P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches. Highways, good. Nearest large village, Mechanicville, population about 6,000, reached by highway, 6 miles distant. Surface of farm, level. Soil, heavy sand loam, good. Acres in meadow, 8; in timber, 7, second growth; acres tillable, 23. Fruit, 75 apple trees, pears and plums, all young and bearing. Best adapted to fruit, poultry and garden crops. Fences, wire, good. House, 7 rooms, good condition. Outbuildings: barn, 28x40; wagonhouse; cider mill; good condition. Watered by well. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,000. Terms, $\frac{1}{2}$ cash. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF CORINTH

Population 3,102

No. 723—Farm of 158 acres; 1 mile from South Corinth P. O.; $1\frac{1}{4}$ mile from railway station at South Corinth, on line of D. & H. R. R.; 1 mile from school and church; 3 miles from cheese factory. State road. Surface of farm, rolling. Soil, sandy. Acres in timber 50, young. Best adapted to grain. Fences, wire, fair condition. House, 28x24, fair condition. Barn, 40x30, fair condition. Watered by running water. Occupied by owner. Price, \$2,000. Terms, $\frac{3}{4}$ down. Address R. M. Billings, South Corinth, N. Y.

No. 724—Farm of 250 acres; 1 mile from Corinth P. O., R. D. 1 and railway station, on line of D. & H. R. R.; $1\frac{1}{2}$ miles from school and churches. Highways, State road from Corinth to Saratoga. Surface of farm, slightly rolling. Altitude, about 600 feet. Soil, sandy loam. Acres in meadow, 75; in natural pasture, 125; in timber, 50, poplar, white birch and pine; acres tillable, 100. Fruit, currants and a few apples. Best adapted to corn, beans, potatoes and truck gardening. Fences, railroad has a good fence, remainder of fences poor. Small house, poor condition. Outbuildings, 1 stock barn, 30x40. Watered by well and creek. 2 small lakes are near farm and creek flows through farm. Unoccupied. This farm is located on the State road from Saratoga to Lake George. Price, \$1,250. Terms, \$250 cash, \$100 per year and interest. Owner will rent with option to buy. Address Abram M. Hollister, Corinth, N. Y.

No. 725—Farm of 80 acres; 1 mile from Palmer P. O.; 3 miles from Corinth railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches. Saratoga Springs, population about 14,000, and Glens Falls, population about 15,000, 12 and 11 miles distant, reached by rail and highway. Surface of farm, rolling and level. Altitude, about 650 feet. Soil, sandy loam and clay. Acres in meadow, 30; in natural pasture, 35; in timber, 15, pine, hemlock, hard wood; acres tillable, about 50. Fruit, 40 apple trees, cherries, strawberries and grapes. Sugar maple

orchard of about 150 trees. Best adapted to potatoes, corn, gardening, etc. Fences, wire and rail, fair condition. House, 2 stories, good condition, main part, 22x32, kitchen and woodshed, 18x26. Outbuildings: barn, 30x40; barn, 28x30; barn, 28x32; good condition; 2 hen-houses; hogpen, sugarhouse; wellhouse; and other outbuildings. Watered, house, by well and cistern; barns, by well and spring; fields, by running water. This farm is on telephone and R. D. line. Good home market. It is $\frac{3}{4}$ mile from Hudson River; 3 miles from Lake Boneta; 5 miles from several other lakes. Occupied by owner. Reason for selling, poor health of owner. Price, \$5,000. Terms, \$2,500 cash, remainder on mortgage. Address Mrs. Wm. B. Storey, Corinth, N. Y., R. D. 1.

*No. 726—Farm of 116 acres; next door to South Corinth P. O.; $\frac{1}{4}$ mile from railway station at South Corinth, on line of Adirondack R. R.; school near by; $\frac{1}{8}$ mile from Protestant church. Nearest large village, Corinth, 4 miles distant, population about 2,200. Surface, rolling. Soil, sandy. Acres in meadow, 10; natural pasture, 70; timber, 36, oak, chestnut, maple, beech and pine; acres tillable, 80. Fruit of all kinds. Best adapted to corn, potatoes and oats. Fences, wire, good condition. Large 2-story house. Outbuildings: carriage house, 42x30; large barn, 36x28; shed, 20x30; shed, 24x16; corncrib, 14x20. Watered by well. Occupied by owner. Reason for selling, owner unable to look after farm. Price, \$5,500. Terms, half cash. Address R. H. Densmore, South Corinth, N. Y.

TOWN OF GALWAY

Population 1,205

No. 727—Farm of 100 acres; $\frac{1}{2}$ mile from school; 2 miles from Methodist and Baptist churches; 3 miles from Catholic church; R. D. 1 from Ballston Spa. Highways, nearly level, some hills. Nearest large village, Saratoga Springs, 13 miles distant, reached by highway, 6 miles from trolley. Occupied by owner. Surface, level. Soil, clay loam. Acres in meadow, 30; natural pasture, 20; timber, 15, chestnut, oak and birch; acres tillable, 50. Fruit, apples, pears, plums, cherries, grapes, etc. Best

* Farm is in hands of agent or real estate man.

adapted to grain, hay or farm truck. Fences, wire, board and rail, good condition. House, 14 rooms, 3 fireplaces. Outbuildings: horse barn, 26x30; hay barn, 30x40; hoghouse; henhouse; woodshed; cornhouse. Watered by well, cistern and brook. Reason for selling, advanced age of owner. Price, \$2,000. Address C. G. Albertson, Galway, N. Y., R. D. 1, Box 44.

TOWN OF GREENFIELD

Population 1,552

No. 728—Farm of 75 acres; $1\frac{1}{2}$ miles from Greenfield Center P. O., R. D. 2; 2 miles from railway station at Kings or Greenfield, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches; 2 miles from butter factory and milk station. Highways, macadamized road to Saratoga Springs. Nearest large village, Saratoga Springs, population 14,000, 6 miles distant, reached by rail and highway. Surface of farm, rolling to north and south. Altitude, about 700 feet. Soil, sandy and stony. Acres in meadow, 30; in natural pasture, 45; in timber, 20, hard and soft; acres tillable, 40. Fruit, apples, about 20 trees. Best adapted to potatoes, corn, oats and berries. Fences, wire and stone wall. House, 30x40, rebuilt, good condition, large porch, 40x10. New barn, 20x30. Watered by well, springs and creek. Unoccupied. Price, \$2,000. Terms, $\frac{1}{2}$ cash. Owner will rent. Address John S. Jones, Greenfield Center, N. Y., R. D. 2.

No. 729—Farm of 110 acres; $2\frac{1}{2}$ miles from South Corinth P. O., Porter Corners R. D. 1; 3 miles from station, on line of the Adirondack R. R.; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from Protestant church; 3 miles to creamery. Roads in vicinity, fairly good; 2 miles to State road leading from Saratoga to Corinth. Nearest village, Saratoga Springs, 10 miles distant, reached by rail and highway. Occupied by owner. Surface, about $\frac{1}{2}$ hilly, remainder level. Soil, gravelly loam. Acres in meadow, 35; natural pasture, 50; timber, 25, second growth hemlock, spruce and hard wood; acres tillable, 70. Fruit, about 50 apple trees, several trees of pears, plums and cherries, $\frac{1}{2}$ acre in straw-

berries, and $\frac{1}{4}$ acre in raspberries. Best adapted to corn, potatoes, oats, buckwheat and fruits. Fences, stone, board, rail and wire, in good condition. House, 10 rooms, in first-class condition. Barns, 3 large barns, in first-class condition. Watered, house, and barns, by living springs piped to buildings; fields, by springs and streams. This farm lies in the foothills of the Adirondack Mountains, Mooleville Lake, about 2 miles distant. It is a very pleasant place, suitable for stock raising, especially sheep. A fine market for everything at Saratoga Springs. Reason for selling, death of owner's husband. Price, \$3,000. Terms, \$1,500 cash, mortgage to secure balance. Address Mrs. Frances A. Dickens, Porter Corners, N. Y., R. D. 1.

*No. 730—Farm of 188 acres; 6 miles from Saratoga Springs; 1 mile from railway station at Kings, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and churches. State road to Saratoga Springs, dirt roads elsewhere. Nearest city, Saratoga Springs, population 14,000, distant 6 miles by highway or railroad. Surface, mostly level, no bad hills. Soil, fine loam. 24 acres in meadow; 80 acres of timber, marketable pine and chestnut; 84 acres tillable. Only few fruit trees. Land best adapted to potatoes, grain, hay and dairy. Fences, some rail, some wire, in fair condition, some new. Large 20-room house, painted; also tenant house. Barn, 44x76 and 22x48, cost \$3,000 7 years ago; shop; icehouse; fertilizer plant; large sheds; all in good condition. Watered, house, by wells; barns, by wells; fields, by springs and brook. Occupied by tenant, but possession will be given at any time, with due allowance for crops. Reason for selling, owner in city business. Price includes large equipment. Price, \$8,000. Terms, \$2,000 cash, balance easy terms. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

No. 731—Farm of about 30 acres; 9 miles from Saratoga Springs P. O.; $1\frac{3}{4}$ miles from railway station at Kings, on line of Adirondack R. R.; 20 rods from school; less than $\frac{1}{4}$ mile from churches; less than 2 miles from

* Farm is in hands of agent or real estate man.

butter factory. Highways, very good. Nearest city, Saratoga Springs, population about 14,000, distant 9 miles by rail and State road. Surface, part level and part hilly. Is on high ground and very healthful. Soil, sandy loam, very fertile. 20 acres in meadow; 10 acres of pasture; all tillable. Apple trees and some small fruit. Land is adapted to raising of corn, oats and buckwheat. Some wire and some stone and rail fences. Main house, 18x20, wing on either side and on rear. Barn, 26x36; carriagehouse and stable, 40x26; corncrib, etc.; buildings in fair condition. House has very excellent well water; barns have wells; fields have creek. The Adirondack foothills are about a mile away. The house stands on a hillside overlooking a vast expanse of country, just outside of small hamlet that has 2 churches, an excellent school, 2 grist mills, 2 sawmills, wagon and blacksmith shop, store and meat market, all in easy walking distance. Telephone in house; daily mail delivery. Occupied by tenant, but possession can be given on sale. Reason for selling, to close estate. Price, \$1,500. Terms, part may remain on mortgage. Address Mrs. G. W. Edwards, 102 Lincoln Avenue, Saratoga Springs, N. Y.

No. 732—Farm of 75 acres; 1 mile from Porter Corners, R. D. 11; 3 miles from railway station at Kings, on line of D. & H. R. R.; $\frac{1}{8}$ mile from school; 1 mile from church. Highways, good. Nearest village, Saratoga, 10 miles distant. Surface, mostly level. Soil, black. Acres in meadow, 10; natural pasture, 25; timber, 20; hard wood, pine and hemlock; acres tillable, 20. Fruit, apples and pears, currants and grapes; new orchard of plum and pear trees. Orchard of maple sugar trees. Best adapted to truck farming, potatoes, corn and oats. Fences, barbed and woven wire, new. House, 7 rooms, 18x36, in good condition. Large barn, in good condition; sheep pen. Watered by well and spring. 5 minutes' walk from a good graphite mine. Price, \$2,500. Terms, cash. Address Jacques van Brockhoven, Porter Corners, N. Y., R. D. 11.

No. 733—Farm of 14 $\frac{1}{2}$ acres; $\frac{1}{8}$ mile from Porter Corners P. O.; 1 $\frac{3}{4}$ miles

from railway station, on line of D. & H. R. R.; $\frac{1}{8}$ mile from school and church. Highways, good. Nearest large village, Saratoga Springs, 8 miles distant, reached by rail and highway. Occupied by owner. Surface a little rolling. Good soil. Acres in meadow, about 5; natural pasture, 7; timber $\frac{1}{8}$ acre; acres tillable, 14. Fruit, plums and apples. Best adapted to potatoes, corn, oats or gardening. Fences, 2 acres poultry wire, 5 and 6 feet high, balance board. House, 28x35, good; tenant house, 18x26. Outbuildings: barn, 34x23; tenant barn, 23x19; grist mill, not running, good water power mill in good running order; 3 henhouses. Reason for selling, poor health of owner. Price, \$2,000. Terms, \$500 down, balance on easy terms. Owner will rent. Address John S. Jones, Porter Corners, N. Y.

No. 734—Farm of 40 acres; 1 $\frac{1}{2}$ miles from post office; 3 miles from railway station at Kings, on line of Adirondack R. R.; $\frac{1}{4}$ mile from school; 1 $\frac{1}{2}$ miles from church. Highways, good. Nearest city, Saratoga Springs, population 14,000, 7 miles distant, reached by rail and highway. Surface, both hilly and level. Soil, good. Acres in meadow, 10; in natural pasture, 25; in timber, 5, hard wood. Best adapted to corn, oats, potatoes and buckwheat. Fences, wire. House, 1 $\frac{1}{2}$ stories, good condition. Barn and shed in good condition. Watered by spring and brook. A good water privilege on this farm. Occupied by owner. Reason for selling, poor health of owner. Price, \$2,000. Terms, cash. Address G. N. Peacock, Greenfield Center, R. D. 2.

*No. 735—Farm of 63 acres; 4 miles from Greenfield Center P. O., R. D. 1; 2 miles from railway station, on line of D. & H. R. R.; 1 $\frac{1}{2}$ miles from school; 4 miles from churches. Highways, mostly level, some hilly. Nearest city, Saratoga Springs, population 14,000, 6 miles distant, reached by highway. Surface, both hilly and level. Soil, part hard and part sandy. Acres in meadow, 20; in natural pasture, 12; in timber, 30, pine, hemlock, chestnut, oak and maple; acres tillable, 15. Some apple, plum and cherry trees, also currant bushes. Adapted to all crops grown in this climate, especially pota-

* Farm is in hands of agent or real estate man.

toes. Fences, mostly wire, in fair condition. House, 16x24, with 2 wings, 16x22 and 12x20, in good condition; large woodshed. Barn, 16x27, addition, 16x36; barn, 16x24, in fair condition; good chickenhouses. Watered by well. 60 maple trees near the house make a good sap bush. There is also a blacksmith shop, other outbuildings, and telephone on the farm. Occupied by tenant. Reason for selling, owner wishes to retire. Price, \$1,300. Terms, made known by inquiry of owner or his agent. Owner will also rent this property. Address Chas. S. Lockwood, Greenfield Center, Saratoga Co., N. Y., or inquire of George Lathem, Porter Corners.

No. 736—Farm of 122 acres; $1\frac{1}{2}$ miles from Porter Corners P. O., R. D. 2; 3 miles from railway station at Kings, on line of Adirondack R. R.; school on farm; $1\frac{1}{2}$ miles from churches; 13 miles from condensing plant. Highways, good. Nearest city, Saratoga Springs, population 14,000, 7 miles distant, reached by highway and rail. Surface, level, some rolling. Soil, good. Acres in meadow, 25; in natural pasture, 50; in timber, 13, hard wood, maple, birch and beech; acres tillable, 80. Best adapted to corn, potatoes, oats and buckwheat. Fences, wire, board and rail, in fair condition. House, $1\frac{1}{2}$ stories, 25x25, in fair condition. Barns, 30x40, 20x46, addition, 20x40; corncrib, 10x16; all in fair condition. Watered by well. Creek runs through farm. A good water privilege on this farm. Occupied by owner. Reason for selling, ill health of owner. Price, \$3,000. Terms, cash. Address Harry J. Peacock, Greenfield Center, R. D. 2.

No. 737—Farm of $81\frac{1}{4}$ acres; $\frac{1}{2}$ mile from post office and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from church and school; 1 mile from milk station and condensing plant. Highways, good. Nearest city, Saratoga Springs, population 14,000, 7 miles distant, reached by highway and rail. Soil, fine black loam. Acres in meadow, 50; in natural pasture, 20; in timber, 10, beech, birch, maple, hemlock and spruce; acres tillable, 65. Best adapted to corn, potatoes, buckwheat, rye and oats. Fences, wire. House of 8 rooms, good condition. Barn, 30x40; wagonhouse; cornhouse; pighouse; henhouse; sheds, and toolhouse. Watered by well.

2 large streams flow through the farm. This is a fine stock farm; also adapted to truck farming and poultry. Occupied by tenant. Reason for selling, old age of owner. Price, \$1,200. Terms, \$700 cash, balance on mortgage. Address John Crummey, Porter Corners, Saratoga Co., N. Y.

No. 738—Farm of 50 acres; $1\frac{1}{2}$ miles from Middle Grove P. O., R. D. 2, Greenfield Center; $1\frac{1}{2}$ miles from railway station at Middle Grove, on line of Eastern New York R. R.; $\frac{1}{2}$ mile from school and churches; 8 miles from hutter factory; $1\frac{1}{2}$ miles from milk station. Highways, good. Nearest city, Saratoga, population 14,000, 8 miles distant, reached by highway, rail and trolley. Surface, level, some rolling. Soil, clay loam. Acres in meadow, 25; in timber, 2, second growth pine, chestnut; acres tillable, 50. Fruit, 500 apple trees, 10 pear, 6 cherries; also currants, grapes, raspberries and strawberries. Best adapted to corn, oats, rye, buckwheat and potatoes. Fences, woven wire, barbed wire, board and some stone wall. House, 12 rooms, good condition. Large barn with basement, in good condition; carriagehouse; pighouse; 2 henhouses. Watered by well and spring. Occupied by owner. Good location; present owner has summer boarders. Reason for selling, old age of owner. Price, \$2,500. Terms, cash, or a reasonable amount down. Address Mrs. J. H. Stedman, Greenfield Center, R. D. 2.

No. 739—Farm of 56 acres; within a 2-minute walk of Porter Corners P. O.; $\frac{3}{4}$ mile from railway station at Kings, on line of Adirondack Division of the D. & H. R. R.; 5-minute walk from school and churches; 1 mile from butter factory, milk station and condensing plant. Highways, good, macadamized. Nearest city, Saratoga Springs, population 14,000, 7 miles distant, reached by rail and highway. Soil, hard, mixed with clay and black loam. Acres in meadow, 40; in natural pasture, 12; in timber, 4, beech, birch, maple, hemlock; acres tillable, 50. Apple, plum and pear trees. Adapted to all crops grown in this climate. Fences, wire, stone wall and rail. House of 12 rooms in good condition. Barn, 30x40; cow barn; carriagehouse; cornhouse; henhouse; pighouse, etc. Watered by well and stream. There is cement rock on this farm that

assays 100%. The location of this property is excellent, surrounded by sugar maples, on fine road. Good place for boarders. Occupied by owner. Price, \$1,800. Price, \$2,300, includes all stock, crops, machinery, wagons, sleighs, etc. Terms, cash. Address Daniel Shaw, Porter Corners, Saratoga Co., N. Y.

No. 740—Farm of 32 acres; 1 mile from post office; 1½ miles from railway station, on D. & H. R. R.; 5-minute walk to school; 1 mile from church. Highways, good. Nearest city, Saratoga Springs, population 14,000, 7 miles distant. Surface, hilly. Soil, good loam. Acres in meadow, 5; in natural pasture, 7; in timber, 8; acres tillable, 12. About 50 apple trees. Best adapted to corn, potatoes, buckwheat, oats and rye. Fences, good. House of 5 rooms. Barn, 20x35, and stable, in good condition. Watered by well. Occupied by owner. Reason for selling, illness in owner's family. Price, \$800. Terms, \$400 cash, balance on easy terms. Address Emery Ecker, Box 52, Porter Corners, N. Y.

No. 741—Farm of 100 acres; 1½ miles from Middle Grove P. O., R. D. 2; 1½ miles from railway station at Middle Grove, on line of E. N. Y. R. R.; ¼ mile from school; 1½ miles from churches and milk station; 3½ miles from butter factory. Highways, somewhat hilly but good. Nearest large village, Saratoga Springs, population 14,000, 8½ miles distant, reached by rail and highway. Surface, rolling and level. Acres in meadow, 30; in natural pasture, 45; in timber, 25, pine, hemlock, chestnut, hard wood; acres tillable, 75. Fruit, 20 apple trees, 4 plum and 4 cherry trees. Best adapted to corn, oats, buckwheat and vegetables. Fences, stone, rail, fair condition. House, 2 stories, 22x32, 2 wings, 13x18. Outbuildings: barn, 26x47; cow stable, 13x24; wagonhouse; granary, 18x40; wagonhouse, 18x24; toolhouse, 13x20; poultryhouse; hoghouse. Watered by well, spring and creek. Lake Desolation, a summer resort, is about 2 miles from farm. Reason for selling, poor health of owner. Price, \$3,000. Terms, ⅓ down. Address Samuel Kilmer, Greenfield Center, N. Y., R. D. 2.

No. 742—Farm of 52 acres; 1½ miles from Greenfield Center P. O., R. D. 1; 4 miles from railway station; 1½ miles

from churches. Highways, half State road, half good country road. Nearest large village, Saratoga Springs, 4 miles distant, reached by highway. Occupied by owner. Surface of farm, level and rolling. Heavy soil. Acres in meadow, 10; in natural pasture, 12; in timber, 8, hemlock, hard wood; acres tillable, 32. About 10 fruit trees, strawberries and raspberries. Best adapted to corn, oats, potatoes, buckwheat, garden truck, berries, rye, onions, etc. Fences, part stone wall, part wire, fair condition. House, 15 rooms. Outbuildings: barn, 30x40; shed, 18x24; henhouse, 8x16; \$100 will put buildings in good condition. Watered by well and brook. Brook crosses farm. This farm is about 8 miles from Saratoga Lake. Reason for selling, poor health of owner. If sold before harvest time all growing crops and some small tools go with the place. Price, \$1,500; Terms, \$700 down, remainder on mortgage. Address C. A. Record, Greenfield Center, N. Y.

TOWN OF HADLEY

Population 672

No. 743—Farm of 270 acres; 8 miles from Hadley station; 2½ miles from Conklingville P. O. 130 acres woodland. Watered by springs and brook. Fences, very good. 2-story house, 26x32, in good condition. 2 barns, 40x40 each, good condition. Price, \$1,000. Terms, \$500 cash, balance on time. Owner will rent with option to buy. Address Jos. George, Conklingville, N. Y.

No. 744—Farm of 76 acres; 3 miles from Hadley P. O. and railway station, on line of D. & H. R. R.; ⅓ mile from school; 3 miles from churches. Highways, somewhat hilly but good. Surface of farm, hilly and rather rough. Soil, sandy loam. Acres in meadow, 20; in natural pasture, 20; in timber, 35, maple, birch, beech, pine, hemlock, etc.; acres tillable, 25. Fruit, about 50 apple trees. Best adapted to potatoes, corn, buckwheat, beans, etc. There is a sugar bush of about 300 trees. Fences, wire and rail. House, 28x34, nearly new. Outbuildings: shed, 25x50; barn, 30x40, fair condition. Watered, house, by well; barn, by well and creek; fields, by spring. Reason for selling, owner has other business. Price, \$1,800. Terms, \$800 cash, balance on easy terms. Owner will rent for cash. Address F. J. Dunn, Hadley, N. Y.

TOWN OF HALFMOON

Population 5,980

No. 745—Country place situated on high bank of the Hudson River; quiet and restful; grand view of the river and country north, the hills on the east, the islands and hills on the south. Within 5-minute walk of steam and trolley cars for Saratoga, Lakes George and Champlain; through trains to points, north, east, south and west. Size of lot, 80 feet by 300, running to river bank. Abundance of shade, never-failing spring of sweet, pure water. 5-minute walk to center of large and prosperous village, splendid educational facilities and churches. Commutation rate to Albany, 14 cents. Cottage is new, built of wood, slate roof and all modern improvements; dining room, kitchen, pantry and ice-room; large colonial livingroom and library on first floor, hardwood floors, except kitchen; 3 large sleeping rooms, 1 small sleeping room, bath and hall on second floor; large unfinished attic where sleeping room can be arranged; commodious basement with cistern; interior finished in cypress; fine veranda with balcony overlooking river. Built and occupied by owner. Excellent boating and fishing. One of the most desirable locations on the upper Hudson. Will bear the closest inspection and can be seen at any time. Price, \$6,500, a part of which can remain on mortgage. Owner will rent. Address A. C. Dean, 100 State Street, Albany, N. Y.

TOWN OF MALTA

Population 1,285

No. 746—Farm of 66 acres; $1\frac{1}{4}$ miles from Jonesville and Round Lake; $1\frac{1}{4}$ miles from railway station at Round Lake, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{4}$ miles from churches, Methodist and Episcopal; 6 miles from butter factory; $1\frac{1}{4}$ miles from milk station. Highways, good. Nearest village, Ballston, 5,000 population, 6 miles distant, reached by highway and trolley; Schenectady, population 76,000, 13 miles distant, reached by rail. Surface of farm, level. Altitude, 300 feet. Acres in meadow, 13; in natural pasture, 5; acres tillable, 44. 20 apple, 6 pear and 6 plum trees. 10-room house, $\frac{1}{2}$ slate and $\frac{1}{2}$ shingle roof, good condition.

Barn, 30x40; carriagehouse, 28x38, slate roof; shed, 16x50; hoghouse, 13x13; all in good condition. Watered, house, by well; barns, by spring; fields, by brooks. $1\frac{1}{2}$ miles from Round Lake. This farm can be used as a truck and berry farm, market at Round Lake. Occupied by tenant. Reason for selling, owner has more land than he wants. Price, \$2,000. Terms, $\frac{1}{2}$ cash. Owner will rent. Address Mrs. A. E. Knight, Round Lake, N. Y.

*No. 747—Farm of 66 acres; $1\frac{1}{4}$ miles from Round Lake P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{4}$ miles from church; 4 miles from butter factory, milk station and cold storage. Highways, good. Surface of farm, $\frac{1}{2}$ level and $\frac{1}{2}$ rolling. Soil, clay and sand loam. Acres in meadow, 20; acres tillable, 45. Fruit, apples, plums and cherries, small orchard but good. Best adapted to hay, grain, dairying and fruit. Fences, in poor condition. House, 9 rooms, slate roof, fair condition. Outbuildings: grain barn, 30x40; carriagehouse, 29x35; shed, 16x50; good condition. Watered by well and brook. Occupied by tenant. This farm is well located for selling garden truck and fruit. Reason for selling, owner has another farm. Price, \$2,000. Terms, $\frac{1}{2}$ cash. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

TOWN OF MILTON

Population 5,724

*No. 748—Farm of 50 acres; 1 mile from Rock City Falls P. O.; 1 mile from trolley, on line of E. N. Y. R. R.; $\frac{1}{2}$ mile from school; 5 miles from butter factory and apple storage. Highways, good. Nearest large village, Ballston Spa, population 5,000, 5 miles distant, reached by trolley and highway. Soil, creek loam and gravel. Acres in meadow, 10; in natural pasture, 10; in timber, 10, second growth; acres tillable, 30. Fruit, pears, plums and apples. Best adapted to potatoes, buckwheat and hay. Fences, rail, fair condition. House, 6 rooms, good condition. Outbuildings, large and good. Watered by well and stream. Splendid trout brook runs through farm. This farm is 7 miles from Saratoga Springs which makes a

* Farm is in hands of agent or real estate man.

good market. Occupied by tenant. Reason for selling, owner has too much land. Price, \$1,200. Terms, \$500 cash. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

TOWN OF NORTHUMBERLAND

Population 1,127

*No. 749—Farm of 130 acres; on west bank of Hudson River; on line of the H. V. R. R.; $3\frac{1}{2}$ miles from Gansevoort P. O. on D. & H. R. R.; 1 mile from school and churches. Nearest city, Glens Falls, population about 15,000, 9 miles north, reached by highway and H. V. trolley road. Soil, river bed and clay loam. About 5 acres, heavy timber; balance, tillable land in highest state of cultivation. Fences, American wire, in good condition. 2 houses 30x40, 2 stories. Outbuildings: barns, 40x80, 30x40, 28x40; henhouse, 13x100; wagonhouse; hoghouse; cornhouse; 2 silos, 15x25; all buildings in first-class condition. House and barns watered by wells; fields, by springs and river. For price and terms, address D. S. Griffin, Sandy Hill, N. Y.

TOWN OF SARATOGA

Population 3,942

No. 750—Farm of 121 acres; 3 miles from Wayville P. O., R. D. 1; $\frac{3}{4}$ mile from railway station at Cedar Bluff, on line of B. & M. R. R.; 1 mile from school; 2 miles from church; 6 miles from butter factory; $\frac{3}{4}$ mile from condensing plant. Highways, level and smooth. Nearest city, Saratoga Springs, population 14,000, $5\frac{1}{2}$ miles distant, reached by rail and highway. Surface, level, no stone. Soil, good, heavy sand loam. Acres in meadow, 60; in natural pasture, 30; in timber, 15, oak, chestnut and pine; acres tillable, 100. Fruit, pears, plums, cherries, peaches and 5 acres of choice apples. Best adapted to potatoes, corn, oats, rye, wheat and barley. Fences, American wire and rail, good condition. House, 2 stories, 14 rooms, in good condition. Large hay barn, horse barn, wagonhouse, pighouse and cornhouse, all in good condition. Watered by well and spring. $\frac{3}{4}$ mile from Saratoga Lake. Occupied by owner. Reason for selling, poor health of owner. Price, \$6,000. Terms, \$4,000 down, balance on mortgage. Owner will sell stock

and tools if any one desires, at a reasonable price. Address David P. Robbins, Wayville, N. Y.

*No. 751—Farm of 113 acres; 7 miles from Saratoga Springs P. O., R. D. 1; 2 miles from railway station at Cedar Bluff, on line of B. & M. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches and milk station; 4 miles from butter factory. Highways, good. Surface of farm, slopes a little south, well drained. Soil, clay and sand loam. Acres in meadow, 60; in timber, 13, variety; acres tillable, 100. Fruit, 70 apple, 11 pear, 16 cherry trees and some grapes. Best adapted to hay, grain, fruit, etc. Fences, wire, board and rail, some good condition, others in poor condition. House, 2 stories, brick, 8 large rooms and hall, 4 small rooms; telephone in house. Outbuildings: 2 large basement barns; wagonhouse; henhouse; new iron roof on one barn last year; others painted, fair condition. Watered by well, spring and brook. Saratoga Lake, 2 miles from farm; Hudson River, 4 miles; and Adirondack Mountains, 12 miles. Occupied by tenant. Reason for selling, to close an estate. Price, \$7,000. Terms, \$5,000 down, remainder on first mortgage, if desired. Address O. V. Howland, agent, Saratoga Springs, N. Y.

TOWN OF SARATOGA SPRINGS

Population 13,710

No. 752—Farm of 40 acres; $\frac{1}{2}$ mile from Saratoga Springs P. O.; $\frac{3}{4}$ mile from railway station at Saratoga Springs, on line of D. & H. R. R. and B. & M. R. R.; $\frac{3}{4}$ mile from school and churches of all denominations. Highways, State road. Surface of farm, level. Soil, sandy loam. Acres in meadow, 2; acres tillable, 38. Best adapted to truck gardening. No fences. House, 10 rooms, steam heated, baths and toilets, excellent condition. Outbuildings: large barn; carriagehouse; greenhouse plant, etc. Watered by city water. This place has been conducted as a hothouse and gardening plant for many years. There are 8 hothouses, averaging 100 feet in length, with a width of about 18 feet, double side benches with large center porch. Houses are heated with hot water boilers, latest designs, new ones having been installed during the last 2 years. Everything

* Farm is in hands of agent or real estate man.

modern and in first-class condition. In connection with these hothouses, are 2 large, well constructed boiler houses, with complete outfit and general storage space. Over one of the boiler houses is a 3-room apartment finished off which may be used for help. These houses have been used for growing rhubarb, radishes and lettuce for early market and later in season for cucumbers. About 12 good-sized hot beds, with sash to cover. About $3\frac{1}{2}$ acres in asparagus beds; 20 acres in rhubarb used for forcing in hothouses in winter. This business has been running for about 20 years and a market has been established in New York, Troy, Schenectady and locally which uses all of the products at a good price. Occupied by owner. Reason for selling, death of former owner. Price, \$15,000. Terms, $\frac{1}{2}$ cash, first mortgage on balance. Address, Etta C. Wells, 184 Church St., Saratoga Springs, N. Y.

No. 753—Farm of 18 acres; 2 miles from Saratoga Springs P. O., R. D. 7; 2 miles from railroad station at Saratoga Springs, on line of the B. & M. R. R.; 1 mile from school; 2 miles from churches; 2 miles from cheese factory; 4 miles from condensing plant. Good State roads. Nearest city, Saratoga Springs, population about 14,000, distant 2 miles by highway. Surface, part hilly and part level. Soil on level portion, loam. 8 acres of meadow; 2 acres of natural pasture; 5 acres of timber, young birches and others; 11 acres are tillable. 2 cherry trees, 1 apple tree and 30 currant bushes. Can raise celery, corn, potatoes or any kind of crop. Fences, wire, not so very good. House, 8 rooms, good condition, with woodshed. Barn, 30x20; wagon shed, 10x20; hoghouse; underground cow stable. House has pump and spring; barns have pump; fields have running water. Saratoga Lake is 2 miles from farm. Occupied by owner. Reason for selling, owner has village property. Price, \$1,500. Terms, \$600 down, balance to suit purchaser. Address Nellie E. Driscoll, 2 Pleasant Street, Saratoga Springs, N. Y.

TOWN OF STILLWATER

Population 5,955

No. 754—Farm of 106 acres; $2\frac{1}{2}$ miles from post office and railway station; 1

mile from school; $2\frac{1}{2}$ miles from church; R. D. Nearest large village, Stillwater, population about 1,800, 5 miles distant, reached by highway. Occupied by owner. Surface, rolling. Some timber. Fruit, 90 apple trees, 50 cherry trees, plums, peaches, pears and small fruits. Fences, in good condition. Large hay and cow barn; wagon and horse barn, 47x26, just slated; hoghouse and granary, 26x18, just slated. House, 12 rooms, slate roof, hardwood finish in kitchen. Cistern and well water in house; water tank of concrete at barn; 2 concrete tubs in pastures with running water. Adapted to general farming; 15 acres of black dirt are especially good for gardening. Good farm for fruit or poultry; 2 henhouses, 1, 10x15, 1, 30x25. Price, \$75 per acre. Address Miss E. Thompson or Miss J. Thompson, Stillwater, N. Y., R. D.

TOWN OF WILTON

Population 908

*No. 755—Farm of 250 acres; 4 miles from Saratoga Springs P. O.; $\frac{1}{2}$ mile from trolley, on line of H. V. R. R.; church and school near farm. State road. Surface, some level and some hilly. Soil, gravelly loam. Acres tillable, 100. Adapted to hay, dairying, berries and potatoes. Fences, in fair condition. House, 12 rooms, good condition. Outbuildings: barn, 40x60 with shed attached; barn, 26x35; henhouse, 11x20; stable room for 18 cows and 5 horses; good condition. Watered, house and barns, by running water; fields, by stream. This farm is near foothills of Adirondack Mountains. There is a grist mill, stream and pond on this place. Occupied by tenant. Reason for selling, owner has too much property. Price, \$2,500. Terms, \$1,000 cash. Address Frank H. Knox, agent, 469 State Street, Schenectady, N. Y.

MISCELLANEOUS

No. 756—Farm of 177 acres; 11 miles from Amsterdam; $3\frac{1}{2}$ miles from West Galway; practically on the line of the proposed trolley line connecting Hagan with Rock City Falls, which will surely come though possibly not within a year or two. 25 acres of tillable land, which would be enough to take care of the place; 81 acres in woods, 5 acres of which is a fine pine grove. The lake

* Farm is in hands of agent or real estate man.

covers 65 acres, fed by trout streams, and there is fine fishing. The soil is a sandy loam, making it a most desirable spot for a sanitarium or club house. There is a new house of 10 rooms and the attic could be finished off for 2 or 3 more rooms; porch, 10x80. A 2-story camp in the pine grove; 2 cottages in

pine grove, 12x20 each. Barn, 28x40; barn, 17x35; wagonhouse, 20x26; granary, 12x20; icehouse, 12x12; hoghouse 12x14; another building, 22x50, that could be made into a camp. There are 6 boats included with the property. Price, \$5,100. Address A. A. Butterfield owner, Hagaman, N. Y., R. D. 2.

SCHENECTADY COUNTY

Population 88,255

TOWN OF DUANESBURG

Population 2,211

No. 757—Farm of about 90 acres; at Braman's Corners; 5 miles from Delanson railway station, on line of D. & H. R. R.; 4 miles from Esperance; 27 miles from Albany; 15 miles from Schenectady; 10 miles from Amsterdam; $\frac{1}{2}$ mile from church, school and store; R. D. New York morning papers reach the farm at 1 o'clock in afternoon of the day they are published. 10 acres of timber, balance in meadow and pasture land. Best adapted to corn, rye, oats, buckwheat, potatoes, vegetables and small fruit. Good apple orchard. Comfortable, old-fashioned farm house, in good condition, 2 stories, 7 rooms and large kitchen with sink and pump from never-failing well; stone cellar; woodshed extension. Spring near house and well in barnyard. Outbuildings: barn, 22x72; henhouse and woodshed. Fences, stone and wire. Would make a good dairy or bee farm. Price, \$3,500. Terms to responsible party will be very liberal. Address F. C. Sauter, 391 Sixth Street, Brooklyn, N. Y.

TOWN OF PRINCETOWN

Population 684

*No. 758—Farm of 150 acres; 13 miles from Schenectady P. O.; 4 miles from railway station at Hoffman's, on line of W. S. R. R., $\frac{1}{2}$ mile from school; 1

mile from churches. Highways, 1 mile from State road which leads to Schenectady. Nearest cities: Schenectady, 1; miles distant, reached by highway, population about 50,000; Amsterdam, 8 miles distant, population about 25,000. Surface of farm, rolling. Soil, clay loam excellent. Acres in timber, 25; acres tillable, 125. Fruit, 2 acres of apples a few pears, trees about 20 years old. Best adapted to hay, grain and dairying. Fences, fair, stone, rail and wire. House, 8 rooms, good condition. Outbuildings: barn, 56x30; cow barn, 20x30; horse barn, 20x24; two sheep barns 20x30 each; shed, 16x20, good condition. Watered by well and pond. Occupied by tenant. Reason for selling owner living elsewhere. Price, \$3,500. Terms, $\frac{1}{2}$ cash, will exchange for city property. Address Frank H. Knox agent, 469 State Street, Schenectady N. Y.

TOWN OF ROTTERDAM

Population 5,406

No. 759—Farm of 3 acres; $1\frac{1}{2}$ miles from Schenectady P. O. Nearest city Schenectady, $1\frac{1}{2}$ miles distant, reached by brick paved highway. 300 feet from electric road. Suitable for garden truck or for poultry farm. Good location to be cut into city lots. Sold to settle an estate. For price and terms, apply to Anthony Vrooman, administrator, Schenectady, R. D., Troy Road.

SCHOHARIE COUNTY

Population 23,855

TOWN OF BLENHEIM

Population 616

*No. 760—Farm of 100 acres; 3 miles from Blenheim P. O.; 11 miles from railway station at Middleburg, on line

of M. & S. R. R.; 1 mile from school 3 miles from churches and butter factory; 11 miles from milk station. Highways, good. Surface of farm, rolling. Altitude, about 900 feet. Soil, dark loam. Acres in meadow, 10; in nat

* Farm is in hands of agent or real estate man.

ural pasture, 15; in timber, 60; acres tillable, 30. Some fruit. House, cottage style. Outbuildings, in fair condition. Watered by well and running water. Reason for selling, owner has too much property. Price, \$600. Terms, easy. Address Chas. Mann, agent, Middleburg, N. Y.

No. 761—Farm of 53 acres; 6 miles from Stamford P. O., R. D. 1; 6 miles from Stamford railway station, on line of U. & D. R. R.; $\frac{1}{2}$ mile from school and Methodist church; 6 miles from milk station. Highways, hilly. Nearest village, North Blenheim, 3 miles distant, reached by highway. Surface, rolling. Soil, clay loam. Acres in meadow, 7; natural pasture, 10; timber, 36, young pine and hard wood; acres tillable, 8. Fruit, few apple trees. Best adapted to grass. Fences, stone wall, poor condition. No buildings. Watered by spring. 5 miles from Catskill Mountains and Mayham Lake. Unoccupied. This would make an ideal place for summer colony. Reason for selling, owner has other farms. Price, \$400. Terms, cash. Address Albert C. Mayham, Warwick, N. Y., Orange Co.

TOWN OF BROOME

Population 933

No. 762—Farm of 144 acres; $3\frac{1}{2}$ miles from Huntersland P. O.; 4 miles from Livingstonville P. O.; 7 miles from railway station at Middleburg, on line of S. V. R. R.; $1\frac{1}{4}$ miles from school; $1\frac{1}{2}$ miles from Baptist church; $\frac{3}{4}$ mile from Union church; $3\frac{1}{2}$ miles from Methodist church, and butter factory; 2 miles from creamery. Highways, somewhat hilly, but good. Nearest large village, Middleburg, population 1,100, distant 7 miles, reached by highway. Soil, dark loam, good quality. Acres in meadow, 40; natural pasture, 10; timber, 24, maple, beech, hemlock, oak, etc.; acres tillable, 110. Fruit, 125 apple, 15 plum, 12 pear and 3 cherry trees, also currants and gooseberries. Best adapted to rye, oats, buckwheat, barley, corn and potatoes. Fences, rail, stone, wire, rather poor. Medium-sized house, in good condition. Outbuildings: large 2-story barn; small barn; wagonhouse; shed; henhouse, etc.; fair condition. Watered, house, by well

and spring; barns, by creek; fields, by creek and springs. Good home market for every kind of farm produce $1\frac{1}{2}$ miles distant. Telephone line through section. Occupied by owner. Two fine lakes, one 2 miles and one $2\frac{1}{4}$ miles distant. Reason for selling, advanced age of owner. Price, \$1,800. Terms, $\frac{1}{2}$ down, balance on easy terms. Address Ithamer Bell, Livingstonville, N. Y.

*No. 763—Farm of 60 acres; 10 miles from Middleburg P. O. and station on line of M. & S. R. R.; $\frac{3}{4}$ mile from school; $\frac{1}{4}$ mile from Methodist church; 1 mile from butter factory. Highways, good. Nearest village, Middleburg, population, 1,100, distant 10 miles. Surface, rolling. Altitude, 1,000 feet. Soil, gravelly loam. 20 acres of meadow; 25 acres of natural pasture; 15 acres of timber, mostly hard wood and hemlock; 45 acres tillable. Fruit, apples, pears, cherries and plums. Land best adapted to raising hay, oats, corn and potatoes. Fences, mostly stone walls. House, 2 stories, with 21 rooms, in good condition, very suitable for large boarding house. Barn, 20x36, with room for 10 cows; outbuildings all in good condition. House has well water; barns and fields watered by springs. Reason for selling, old age of owner. Price, \$1,800. Terms easy. Address Charles Mann, agent, Middleburg, N. Y.

*No. 764—Farm of 220 acres; 6 miles from Middleburg P. O. and station, on line of the M. & S. R. R.; $1\frac{1}{2}$ miles from school and Methodist church; $1\frac{1}{2}$ miles from butter factory. Highways, good. Nearest village is Middleburg, population 1,100, distant about 6 miles. Surface, rolling. Altitude, 1,200 feet. Soil, slate. 40 acres of natural pasture; 25 acres of timber, hard wood and hemlock; acres tillable, 190. Fruit, apple and small fruit trees. Adapted to raising of hay, oats, potatoes and buckwheat. Fences, rails. House, in cottage style, 9 rooms; tenant house, 8 rooms. Barn, 28x68, and all outbuildings in good condition. House has well water; barns and fields have running water. Crystal Lake, 3 miles distant. This would make a very fine dairy and sheep farm, and is very productive. Occupied by owner. Reason for selling, poor health of owner.

* Farm is in hands of agent or real estate man.

Price, \$2,200. Address agent, Charles Mann, Middleburg, N. Y.

No. 765—Farm of 40 acres; $\frac{1}{2}$ mile from Livingstonville P. O.; 9 miles from railway station; $\frac{1}{2}$ mile from school and Methodist church; $\frac{1}{2}$ mile from cheese factory. Highways, good. Nearest village, Livingstonville, reached by highway. Occupied by tenant. Surface, some flat land and some side hill. Soil, sandy loam. Firewood sufficient for farm use. Acres tillable, 25. Fruit, plenty of apples. Best adapted to rye, corn, etc. Fences, stone and rail. House, $1\frac{1}{2}$ stories, 7 rooms, about 24x30. Small, old barn. Watered by well. Farm borders on Catskill Creek. Reason for selling, owner is a widow and cannot look after place. Price, \$650. Terms, cash. Address Mrs. Maria L. Moore, Preston Hollow, N. Y.

No. 766—Farm of 110 acres; 2 miles from Livingstonville P. O.; 9 miles from railway station at Middleburg, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches; 3 miles from creamery. Nearest large village, Middleburg, population 1,100. Highways, good, part hilly and part level. Surface, rolling. Soil, loam. Acres in meadow, 40; in natural pasture, 10; in timber, 10; sugar bush of about 100 trees; acres tillable, 50. Fruit, 50 apple trees, pears and plums. Best adapted to buckwheat, corn, rye, oats, barley, potatoes, etc. Fences, stone wall and wire, in fair condition. House, 51x18, in good condition; another house, 31x21. Outbuildings: barns, 36x28, 40x18 and 30x40, in good condition. Watered by springs. This property is 7 miles from Crystal Lake. Occupied by owner. Reason for selling, to settle an estate. The owner has 20 head of cattle, 34 sheep and lambs, 3 horses, and cut over 50 loads of hay in past season. This is a very productive farm. Price, \$1,800. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address C. J. Cornelius, Livingstonville, N. Y.

No. 767—Farm of 135 acres; 1 mile from Franklinton P. O.; 7 miles from railway station at Middleburg, on line of M. & S. R. R.; 1 mile from school,

church and butter factory. Highways, part level and part hilly. Surface, mostly level and rolling, some hilly. Soil, loam. Acres in meadow, 20; in natural pasture, 20; in timber, 15 maple, beech, hemlock, etc.; acres tillable, 100. Fruit, apples, pears, plum and cherries enough for family use. Best adapted to grass, corn, rye, buck wheat and oats. Fences, stone and wire, poor condition. House, 9 room and hall, good condition. Outbuildings, large wagonhouse; 2 barns, about 30x36, with cow stables. Watered, house by running water; barn, by well; fields by springs and creek. This farm is 1 miles from Crystal Lake. Occupied by tenant. Reason for selling, poor health of owner. This farm would make good dairy or stock farm. Price, \$2,700. Terms, \$1,000 cash, balance to suit purchaser. Address C. R. Hollenbeck, Franklinton, N. Y.

No. 768—Farm of 253 acres; 9 miles from Middleburg P. O., R. D. 1, and railway station, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; 1 mile from church; $2\frac{1}{2}$ miles from butter factory. Highways, good. Surface of farm mostly level and rolling, some hilly. Soil, good gravelly loam. Acres in meadow, 153; in natural pasture, 50; in timber, 50, mostly hard wood; acres tillable, 203. Fruit, 200 apple trees, 20 plum trees, 3 pear trees, black and red raspberries and currants. Best adapted to dairying. Fences, stone and wire good condition. 2 houses, 24x30, good condition. Outbuildings: barn, 48x40; barn, 30x36; barn, 20x55; hogpen, 20x24, new; henhouse, 10x14, good condition. Watered by running water. Occupied by owner. Reason for selling, poor health of owner. Price, \$2,700. Terms, \$1,250 cash, balance on mortgage at 5%. Address Charles S. Loyd, Middleburg, N. Y., R. D. 1.

*No. 769—Farm of 166 acres; 7 miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches and butter factory. Surface of farm rolling. Altitude, about 1,000 feet. Soil, mixed loam. Acres in meadow 40; in natural pasture, 60; in timber 30, mixed; acres tillable, 120. Variety

* Farm is in hands of agent or real estate man.

of fruit. Best adapted to hay, oats, rye, corn, potatoes and buckwheat. Fences, wire and stone. House, 12 rooms, fine condition. Outbuildings: barn, 36x48; barn, 25x41; barn, 36x40; wagonhouse, 24x30; henhouse, 24x30; hogpen, 12x24. Watered by well and spring. Crystal Lake is 1 mile from farm. Price, \$3,320. Terms easy. Address Charles Mann, agent, Middleburg, N. Y.

*No. 770—Farm of 56 acres; 7 miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; 2 miles from church; 3 miles from butter and cheese factory. Highways, good. Surface of farm, rolling. Altitude, about 1,000 feet. Soil, dark loam. Acres in meadow, 15; in natural pasture, 20; in timber, 10; acres tillable, 40. Best adapted to hay, oats, potatoes and buckwheat. Fences, in fair condition. House, 7 rooms. Outbuildings: barn, 24x26; barn, 12x36; wagonhouse, 12x18; henhouse, 14x20; pigpen, 10x12; all in good condition. Watered, house, by wells; barns, by spring. Occupied by owner. Price, \$550. Terms easy. Address Charles Mann, agent, Middleburg, N. Y.

No. 771—Farm of 110 acres; 2 miles from Livingstonville P. O.; 9 miles from railway station at Middleburg, on line of D. & H. Branch; 1 mile from school; 2 miles from church; 3 miles from butter factory. Highways, good, one hill. Surface of farm, rolling. Altitude, about 1,800 feet. Good soil. Acres in meadow, 50; in natural pasture, 25; in timber, 8, some hemlock, beech and maple; acres tillable, 75. Fruit, apples, pears, plums. Best adapted to grass, oats, buckwheat, corn and potatoes. Fences, wall, wire, rail, good condition. House, 50x18, frost proof cellar under main part; tenant house, $1\frac{1}{2}$ stories, 5 rooms, cellar, fair condition. Outbuildings: 2 large barns, one basement barn, shed, good condition. Watered, house, by running spring water in kitchen; tenant house, by well; barn, by springs; fields, by spring and brook. This farm is 9 miles from Crystal Lake. Occupied by owner. Reason for selling, to close an estate. Price, \$2,000. Terms, cash preferred but will take part payment, balance on mortgage. Address C. J. Cornelius, Livingstonville, N. Y.

TOWN OF CARLISLE

Population 1,024

No. 772—Farm of 207 acres; $\frac{1}{2}$ miles from Cobleskill P. O., R. D., and railway station, on line of A. S. Division, D. & H. R. R. Good country roads. Limestone soil. Acres in meadow, 30; acres timber, 30, beech and maple. 75 apple trees, some pears and plums. Best adapted to grain. Occupied by tenant. Board and wire fences, in fair condition. Large house, in good condition, very much better than the ordinary farm house. Barn, 60x66, in good condition; outbuildings need some repairs; barns and outbuildings are of the very best construction and conveniently located. Watered by well, cistern, springs and brooks. This is a very productive farm and has been used as a stock farm for 65 years. It is in a high state of cultivation, easily worked and is adapted to all kinds of farm produce. Reason for selling, advanced age of owner. For price and terms, address R. W. Brown, Cobleskill, N. Y.

TOWN OF COBLESKILL

Population 3,579

No. 773—Farm of 106 acres; 1 mile from Howes Cave P. O. and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Reformed church. Highways, good; a State road between Albany and Binghamton passes the house. Nearest large village, Cobleskill, population, 2,000, 5 miles distant, reached by highway. Surface, part rolling, part along the Cobleskill Creek. Soil, very fertile, yellow and clay loam. Acres in meadow, 80; natural pasture, 20; timber 6, hemlock and hard wood; acres tillable, 100. Fruit, about 25 apple trees. Best adapted to oats, rye, hay. Fences, wire and stone, not very good. House, 16 rooms, 4 halls, large pantry and woodhouse. Outbuildings: barn, cowshed, storehouse, wagonhouse, pigpen and henhouse. Watered, house by wells; barns, by creek; fields, by springs and brooks. Cobleskill Creek bounds farm on the north. Occupied by owner. Reason for selling, owner a widow and cannot attend to farm. Price, \$4,000. Terms, cash preferred but easy terms if necessary. Address Mrs. Mary E. Swart, Howe Cave, N. Y.

* Farm is in hands of agent or real estate man.

*No. 774—Farm of 117 acres; 2 miles from Mineral Spring P. O.; 4 miles from railway station on line of D. & H. R. R.; school and Protestant church nearby; R. D. 1 from Mineral Spring. Highways, good. Nearest large village, Cobleskill, population 2,000, reached by highway. Occupied by owner. Surface, rolling and level. Soil, loam. Acres in meadow, 40; natural pasture, 40; timber, 27, pine about \$1,000 worth; acres tillable, 90. Fruit, 60 apple trees. Best adapted to grain, corn, potatoes, etc. Fences, wire, fair condition. House, 8 rooms, fair condition. Outbuildings: 1 barn, 40x60; 1 barn, 24x36 and hoghouse; fair condition. Watered by well and springs. Price, \$1,500. Terms, \$700 down, balance on time. Address Chas. Wehrstedt, Middleburg, N. Y.

No. 775—Farm of 106 acres; 2 miles from Mineral Spring P. O.; 4 miles from railway station, on line of D. & H. R. R.; ½ mile from school; R. D. 1 from Mineral Spring. Highways, good. Nearest large village, Cobleskill, population 2,000, reached by highway. Occupied by owner. Surface, level and rolling. Soil, loam. Acres in meadow, 60; natural pasture, 20; timber, 25; acres tillable, 80. Fruit, 60 apple trees. Best adapted to grain, corn, potatoes and grass. 9-room house. Outbuildings: barn, 40x50; barn, 15x30; wagonshed, 18x20; henhouse; hogpen. Watered by well and spring. Price, \$2,200. Terms, \$1,000 down, balance on mortgage. Address Chas. Wehrstedt, Middleburg, N. Y.

TOWN OF CONESVILLE

Population 708

No. 776—Farm of 120 acres; 1 mile from West Conesville P. O.; 6 miles from Grand Gorge railway station, on line of U. & D. R. R.; ½ mile from school; 1 mile from churches; 3 miles from butter factory and milk station. Highways, somewhat hilly but good. Surface, rolling. Soil, clay loam. Acres in meadow, 50; natural pasture, 40; timber, 30, hard wood, some hemlock; acres tillable, 30. Fruit, 4 pear trees, 10 plum trees, 20 apple trees, also grapes, strawberries and currants. Best adapted to oats, barley, buckwheat and

corn. Fences, wire, wall and rail, in good condition. House, upright, 30x20, with wing, 36x16. Outbuildings: barn, 50x30, with shed; pigsty; wagonhouse, 30x32, with horse stable and granary; all in good condition. Watered by well and springs. Farm 1½ miles from Schoharie Creek, Catskill Mountains and Manorkill Creek. Occupied by owner. Price, \$1,800. Terms, ½ cash, balance on bond and mortgage. Owner will rent with option to buy. Address David N. Patrie, West Conesville, N. Y., Schoharie Co.

TOWN OF FULTON

Population 1,450

No. 777—Farm of 252 acres; 3½ miles from Fultonham P. O.; 8 miles from railroad station of Middleburg; on line of S. & M. R. R.; 1½ miles from school; 1½ miles from Methodist church; 4 miles from butter factory. Highways, good. Nearest village, Fultonham, 3½ miles distant, population 100, reached by highway. Surface, rolling, a little level. Soil, gravelly loam. Land best adapted to corn, potatoes, rye and buckwheat. Fences, in fair condition. Main house, 18x30, wing 16x20, in fair condition. Barn, 24x50, hop-house, 24x50; shed, 18x50; henhouse, 15x36; crib, 10x16. House watered from spring; barns and fields, from brook. Schoharie Creek 4 miles distant. Occupied by owner. Reason for selling, ill health of owner's wife. Price, \$1,700. Terms, part payment or time if desired. Address Chas. W. Braman, Fultonham, N. Y.

*No. 778—Farm of 120 acres; 2 miles from Fultonham P. O.; 6 miles from station of Middleburg, on line of the S. & M. R. R.; ¼ mile from school and Methodist church. Highways, good. Nearest village, Middleburg, population 1,100, 6 miles distant, by highway. Surface, hilly. Soil, slaty, but good. 40 acres of meadow; 30 acres of natural pasture; 30 acres of timber, hemlock (300,000 feet); 80 acres tillable. Fruit consists of apple, pear, peach and plum trees, also small fruit. Land is adapted to hay, corn, rye, wheat, oats and potatoes. Fences, wire and stone. 2-story house, 12 rooms, in fine condition.

* Farm is in hands of agent or real estate man.

Barn, 30x40, with room for 10 cows, 4 horses; henhouse; pigpen; all in fine condition. House has well water; barns and fields running water; Schoharie River, 2 miles distant. This is a good investment, a fine place to live, would make good dairy farm and poultry place. Occupied by owner. Price, \$1,400. Terms, easy. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 779—Farm of 130 acres; 6 miles from Richmondville P. O. and station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Methodist church. Highways, good. Nearest village, Eminence, population 300, distant 2 miles by highway. Surface, rolling. Soil, slate loam. 30 acres of natural pasture; 20 acres of timber, hard wood and maple; acres tillable, about 100. Fruit consists of some apple and small fruits. Land is best adapted to raise oats, rye, corn, hay, potatoes, also for dairying. 12-room house, all in fine condition. Large barn, with outbuildings, all in good condition. Running water in house; well at barn, and springs in fields. This would make a very fine dairy farm; it also has fine maple orchard. Occupied by tenant. Reason for selling, death of owner's parents. Price, \$1,500. Terms, \$500 down and balance on easy terms. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 780—Farm of 70 acres; $\frac{1}{4}$ mile from Patria P. O., on line of D. & H. R. R.; 4 miles from the station; $\frac{1}{4}$ mile from school and Methodist church; 2 miles from butter and cheese factory. Highways, good. Nearest city, Middleburg, population 1,100, distant 4 miles by highway. Surface, level. Soil, loam. 40 acres meadow; 20 acres natural pasture; 10 acres timber, pine and oak; 50 acres tillable. Fruit of all kinds in large orchard. Land best adapted to grain, corn, clover, gardening, etc. Good wire fences. 6-room house, in fair condition. 2 barns, henhouse, hogpen; all in good condition. House and barn watered from well; fields watered from springs. Farm is unoccupied. Price, \$1,100. Terms, \$500 down, balance to suit buyer. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 781—Farm of 100 acres; 1 mile from Patria P. O.; 3 miles from station,

on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Protestant church. Highways, good. Nearest village, Middleburg, population 1,100, distant 3 miles by highway. Unoccupied. Surface, part level and part rolling. Soil, loam. 20 acres of meadow; 20 acres of natural pasture; 40 acres of timber, of all kinds; 60 acres tillable. Fruit consists of about 40 apple, cherry, plum and pear trees. Land is adapted to rye, oats, buckwheat, corn, clover, and gardening. Good wire fences. House, 16x26, in fair condition. Large barn, in good condition. House, barns and fields have spring water. Price, \$900. Terms, \$500 down, balance easy payments. Address Charles Wehrstedt, Middleburg, N. Y.

*No. 782—Farm of 165 acres; 1 mile from Fultonham P. O.; 4 miles from railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Protestant church. Highways, good. Nearest large village, Middleburg, population about 1,100. Unoccupied. Surface, rolling. Soil, loam. Acres in meadow, 10; natural pasture, 20; timber, 135. Fruit, 15 trees. Best adapted for poultry farm. Fences, wire, fair condition. House, 14x20. No outbuildings. Watered by spring. Creek, 25 feet wide, runs through this farm. The timber and wood on this place are worth more than the price asked. $\frac{1}{4}$ mile from saw mill. Price, \$800. Terms, cash. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 783—Farm of 80 acres; $\frac{1}{2}$ mile from Patria P. O.; 5 miles from railway station at Middleburg, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and church. Highways, good. Nearest large village, Middleburg, population about 1,100, 5 miles distant. Unoccupied. Surface, level. Loam soil. Acres in meadow, 50; natural pasture, 20; timber 10, all kinds; acres tillable, 70. Orchard. Best adapted to grain, corn, grass, potatoes, etc. Fences, wire, good. House, 7 rooms, with piazza. Outbuildings, barn, 40x50, other outbuildings. Watered by well and spring. Price, \$1,400. Terms, \$400 cash, balance on time. Address Chas. Wehrstedt, Middleburg, N. Y.

*No. 784—Farm of 100 acres; 5 miles from railway station, on line of D. &

* Farm is in hands of agent or real estate man.

H. R. R.; post office at Patria; near school and Protestant church. Highways, good. Nearest large village, Middleburg, population about 1,100, 5 miles distant, reached by highway. Occupied by owner. Rolling surface. Loam soil. Acres in meadow, 40; natural pasture, 40; timber, 20, pine, hemlock, etc.; acres tillable, 80. Fruit, 30 apple trees. Adapted to general farming. 4 acres of hops under cultivation. Fences, wire, good condition. House, 13 rooms, good condition. Outbuildings: one, 40x60; one, 30x40; bophouse; milkhouse, 12x20; henhouse, 12x24; hogpen, 12x20. Watered by well and spring. Price, \$2,500. Terms, \$1,000 down, balance on time. Owner will rent for cash or with option to buy. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 785—Farm of 100 acres; $\frac{1}{4}$ mile from Patria P. O.; 4 miles from railway station, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school and Protestant church. Highways, good. Nearest large villages, Cobleskill and Middleburg, population 2,000 and 1,100, 6 and 4 miles distant. Occupied by owner. Surface, level and rolling. Soil, yellow and black loam. Acres in meadow, 40; natural pasture, 40; timber, 20, pine, maple, etc.; acres tillable, 70. Fruit, 30 apple trees, 5 plum trees. Best adapted to grass, corn, rye, potatoes, oats and buckwheat. Fences, wire, good. House, 7 rooms, good. Outbuildings: barn, 30x40; stable, 25x30; wagonshed, 20x25. Watered by well and spring. Farm is 3 miles from Schoharie River. Price, \$1,200. Terms, \$800 cash, balance on time. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 786—Farm of 150 acres; $\frac{1}{2}$ mile from Fultonham P. O.; 4 miles from railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school and Protestant church. Highways, good. Nearest large village, Middleburg, population about 1,100, reached by highway. Surface, rolling and flat. Soil, loam. Acres in meadow, 40; natural pasture, 35; timber, 75, all kinds; acres tillable, 75. Fruit, 150 trees. Best adapted to grain, corn and potatoes. Fences, fair. House, 2-family house, 14 rooms, with piazza, good condition. Outbuildings: 2 large barns; hogpen; hennery; and wagonhouse. Watered by well and spring.

Reason for selling, owner has other farms. Price, \$2,500. Terms, \$800 down, balance on mortgage. Address Chas. Wehrstedt, Middleburg, N. Y.

*No. 787—Farm of 10 acres; $\frac{1}{8}$ mile from Fultonham P. O.; 2 miles from railway station, on line of D. & H. R. R.; 1 mile from school and Protestant church. Highways, good. Nearest large village, Middleburg, population about 1,100, 2 miles distant, reached by highway. Occupied by owner. Surface, level. Soil, loam. Acres in meadow, 6; timber, 4; acres tillable, 6. Fruit, about 50 trees. Fences, wire, good condition. House, 10 rooms, good condition. Outbuildings, barn, 30x35, wood house, hennery. Watered by well and spring. Price, \$1,600. Terms, \$500 down, balance on mortgage. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 788—Farm of 140 acres; $\frac{1}{8}$ mile from Fultonham P. O.; 3 miles from railway station, on line of D. & H. R. R.; 1 mile from school and church. Highways, good. Nearest large village, Middleburg, population about 1,100, 3 miles distant. Occupied by tenant. Surface, level. Soil, dark loam. Acres in meadow, 80; natural pasture, 30; timber, 30, pine, oak, etc.; acres tillable, 110. Fruit, 200 apple trees, also pear, plum and cherry trees. Best adapted to dairying and general farming. Fences, wire, good condition. House, 12 rooms, first-class condition. Outbuildings: barn, 50x60; barn, 30x46; henhouse; bophouse; smokehouse and woodhouse. Watered by well and spring. Schoharie River runs whole length of farm. Creamery collects milk at door. Price \$8,500. Terms, \$4,000 down, balance on bond and mortgage. Address Chas. Wehrstedt, Middleburg, N. Y.

*No. 789—Farm of 27 acres; $1\frac{1}{2}$ miles from Middleburg P. O., on line of D. & H. R. R.; $1\frac{1}{2}$ miles from school and church. Highways, good. Nearest village, Middleburg, population about 1,100, reached by highway. Unoccupied. Surface, rolling. Soil, loam. Acres in natural pasture, 10; timber, 14, all kinds. Best adapted to grain, corn, potatoes, etc. House, 8 rooms, 2 piazzas nearly new. Outbuildings: barn, 20x39; chickenhouse; hogpen; woodhouse; smokehouse; cornerib. Watered by well

* Farm is in hands of agent or real estate man.

and stream. Reason for selling, advanced age of owner. Price, \$650. Terms, \$300, balance \$50 yearly. Address Chas. Wehrstedt, Middleburg, N. Y.

*No. 790—Farm of 50 acres; $4\frac{1}{2}$ miles from railway station, on line of D. & H. R. R.; close to post office at Patria; school and church nearby. Highways, good. Nearest large village, Middleburg, population 1,100, $4\frac{1}{2}$ miles distant, reached by highway. Unoccupied. Soil, loam. Acres in meadow, 20; natural pasture, 20; timber, 10; acres tillable, 40. Best adapted to grass, grain and potatoes. House, 5 rooms, poor condition. Outbuildings: barn, 30x40; other outbuildings in fair condition. Watered by well, spring and brook. Reason for selling, owner has other farms. Price, \$800. Terms, \$400 down. Address Chas. Wehrstedt, Middleburg, N. Y.

No. 791—Farm of 165 acres; $2\frac{1}{2}$ miles from post office; 9 miles from Richmondville railway station, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; $\frac{3}{4}$ mile from Methodist church and milk station. Highways, somewhat hilly. Nearest large village, Richmondville, population about 600, reached by highway. Surface, a little rolling. Soil, gravel and limestone. Acres in meadow, 70; natural pasture, 60; timber, 30, oak, maple and beech; acres tillable, 135. Fruit, about 35 apple trees. Best adapted to potatoes, buckwheat, barley and oats. Fences, stone wall, fair condition. House, $1\frac{1}{2}$ stories, fair size, good condition. Outbuildings: quite a large barn, in fair condition; wagonhouse; pigpen. Watered by well and spring. Occupied by tenant. Reason for selling, owner has not the time to look after farm. A new railroad will soon be completed which will be within 4 miles of farm. Price, \$1,500. Terms, \$500 down, balance on mortgage, 5% interest. Owner will rent with option to buy. Address John E. Wharton, Summit, Schoharie Co., N. Y.

*No. 792—Farm of 100 acres; 5 miles from railway station on line of D. & H. R. R.; close to post office, school and Protestant church. Highways, good. Nearest large village, Middleburg, 5 miles distant, reached by highway. Occupied by owner. Surface, level. Soil,

loam. Acres in meadow, 40; natural pasture, 40; timber, 20; acres tillable, 60. About 50 fruit trees. Best adapted to corn, grain, potatoes, etc. Fences, wire, good condition. House, 7 rooms, piazza, good condition. Outbuildings: barn, 30x40; barn, 20x40; wagonhouse, 24x18; henhouse; hogpen and blacksmith shop. Watered by well and spring. Price, \$2,000. Terms, $\frac{1}{2}$ down, balance on time. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

*No. 793—Farm of 9 acres; $\frac{1}{2}$ mile from Middleburg P. O., and railway station, on line of D. & H. R. R.; $\frac{1}{2}$ mile from high school and all churches; R. D. 1 from Middleburg. Highways, good. Nearest large village, Middleburg, reached by State road. Occupied by owner. Surface, level. Soil, loam. Acres tillable, 9. Best adapted to corn and vegetables. Fences, wire, good condition. House, 18 rooms, piazza, first-class condition. Outbuildings: barn, 30x40; cornhouse, 18x24; henhouse; icehouse; and dancing hall. This place is situated on the Schoharie River. Reason for selling, advanced age of owner. Price, \$4,000. Terms, \$1,000 down, balance on mortgage. Address Chas. Wehrstedt, agent, Middleburg, N. Y.

TOWN OF GILBOA

Population 1,467

*No. 794—Farm of 110 acres; $4\frac{1}{2}$ miles from Stamford P. O. and railway station, on line of U. & D. R. R.; $\frac{1}{2}$ mile from school and church; $4\frac{1}{2}$ miles from butter factory. Highways, fairly good. Nearest large village, Stamford, population about 1,000, reached by highway. Surface, rolling. Acres in meadow, 30; natural pasture, 50; timber, 30, hard wood, some hemlock; acres tillable, 50. Fruit, about 30 apple trees, few cherry trees. Best adapted to oats, potatoes, buckwheat and rye. Fences, mainly stone wall, in fair condition. House, 26x36, woodhouse attached, fair condition. Barn, 30x40, stable attached, fair condition. Watered by springs. This would make a good dairy farm. Occupied by tenant. Price, \$1,800. Terms, part cash, balance on mortgage. Owner will rent. Address Harriet E. Wheeler, owner, 136 Lancaster Street, Albany, N. Y., or M. S. Wilcox, agent, Jefferson, N. Y.

* Farm is in hands of agent or real estate man.

No. 795—Farm of 270 acres; near Broome Center; R. D.; 10 miles from railway station at Grand Gorge, on line of U. & D. R. R.; $\frac{1}{2}$ mile from school and churches; $\frac{1}{2}$ mile from butter factory. Highways, level and fairly good. Nearest village, Gilboa, 7 miles distant, reached by highway. Altitude, 1,000 feet. Soil, gravelly loam. Acres in meadow, 75; in natural pasture, 75; in timber, 50, hard wood, maple, beech and birch; acres tillable, 70. Small apple orchard of 50 trees. Best adapted to potatoes, oats, rye and buckwheat. Fences, fairly good. Cottage, 21x21, wing, 20x19, woodshed 19x8; cottage 22x18, wing, 20x14; hotel, $2\frac{1}{2}$ stories, 42x35, wing, 32x35. Hotel barn, 80x30; woodshed, 42x17; store building, 60x20; cellar under same; farm barn, 80x30; horse barn, 40x30, 40x16; hay barn, 40x30; hogpen; henhouse, etc. Occupied by owner. Reason for selling, old age and poor health. Price, \$5,000. Terms, $\frac{1}{2}$ cash, balance easy payments. Address, John B. Bouck, Broome Center, N. Y., R. D.

No. 796—Farm of 202 acres; $2\frac{1}{2}$ miles from Grand Gorge P. O.; 3 miles from railway station at Grand Gorge and South Gilboa, on line of U. & D. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from church; 2 miles from butter factory; $1\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village, Stamford, population about 1,000, reached by rail and highway, 7 miles distant. Surface of farm, rolling. Soil, gravelly loam. Acres in meadow, 100; in natural pasture, 27; in timber, 75, hard wood, beech, ash and maple; acres tillable, 100. Fruit, 35 apple trees, besides pears, cherries, plums, grapes, currants and berries. Best adapted to hay, oats, corn, buckwheat and potatoes. Fences, barbed wire, good condition. House, 22x36, 2 stories, nearly new, excellent condition. Outbuildings: barn, 48x20, with stable; barn, 60x18; barn, 30x20, nearly new. Watered by well, spring and stream. Occupied by owner. Reason for selling, to close an estate. Price, \$6,000. Terms, $\frac{1}{2}$ cash, balance on mortgage. Address Mrs. R. E. Mayhan, Grand Gorge, Delaware Co., N. Y., Box 138.

TOWN OF JEFFERSON

Population 1,280

*No. 797—Farm of 240 acres; $1\frac{1}{2}$ miles from Jefferson P. O.; 6 miles from railway station, on U. & D. R. R.; $\frac{1}{2}$ mile from school, churches, butter factory and milk station. Highways, fairly good. Nearest large village, Stamford, population about 1,000, reached by highway. Surface, rolling and level. Soil, good gravelly loam. Acres in meadow, 60; natural pasture, 130; timber, 50, spruce and hemlock; acres tillable, 120. Fruit, about 30 apple trees and a few pear trees. Best adapted to grass, oats, potatoes, buckwheat and rye. Fences, stone. House, 9 rooms, fair condition. Outbuildings: barn and cow stable, 46x60; hogpen; granary and horse barn, 26x36. Watered, house, by well; barns and fields, by springs. Summit Lake, 7 miles distant. The spruce and hemlock standing on this farm put into lumber would half pay for farm. Occupied by tenant. Reason for selling, owner desires to avoid care of farm. Price, \$20 per acre, depending on whether spruce and hemlock are reserved or sold with farm. Terms, small amount down, balance on mortgage. Owner will rent. Address Harriet E. Wheeler, owner, 136 Lancaster Street, Albany, N. Y., or M. S. Wilcox, agent, Jefferson, N. Y.

No. 798—Farm of 136 acres; 4 miles from Jefferson P. O.; 1 mile from Summit, R. D.; 9 miles from railway stations of Richmondville and Stamford, on line of the D. & H. R. R. and U. & D. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Methodist church; 4 miles from butter factory; $\frac{1}{2}$ mile from milk skimming station of Farmers' Creamery Co. Highways, moderately hilly and generally good. Nearest villages, Richmondville, Stamford and Oneonta, reached by rail and highway, 9, 9, and 30 miles distant respectively. Altitude, 2,000 feet, with unobstructed view of Catskills to east. Soil, loam, mostly good. Surface, hilly or rolling, some valleys. 50 acres of meadow; 60 acres of natural pasture; 26 acres of timber, 600 sugar maples, white ash, spruce, pine, beech, etc.; acres tillable, 60. Over 100 apple trees, plums and pears; currants, gooseberries, strawberries, etc. Adapted to raising of corn, oats, buckwheat, maize,

* Farm is in hands of agent or real estate man.

potatoes; turnips, peas, and beans. Fences, stone and wire. 1½-story frame house, good size, good condition, painted, has 11 rooms and plenty of closets. Barn, 26x72, 2 stories, adjoining stables, convenient tie-up for 34 head; wagon house or horse barn, 24x36, enclosing good granary, well-painted; hen-houses; hoghouse; sugarhouse, etc. House has 1-inch stream of cold, soft water; barns and yards, the same; all fields have plenty of spring water. Farm is in western spurs of the Catskills; Summit Lake and village are 5 miles north. A popular and healthful summer resort for New York and Brooklyn people. This farm would make first-class dairy or stock farm. \$150 to \$200 annually from maple products. Unsurpassed as summer home. Occupied by owner. Reason for selling, old age of owner. Price, \$2,500. Terms, \$1,000 cash, balance on mortgage. Will rent with option to buy, to satisfactory person. Address Geo. C. White, Jerome Street, Summit, N. Y.

No. 799—Farm of 183 acres; 2 miles from Jefferson P. O.; 6 miles from Stamford railway station, on line of U. & D. R. R.; 12 miles from Richmondville, on line of D. & H. R. R.; ½ mile from school; 2 miles from high school; ½ mile from church; 2 miles from butter factory. Highways, slightly hilly but good. Nearest large village, Stamford, population 1,000, 6 miles distant, reached by highway. Surface, rolling. Soil, loam. Acres in meadow, 60; natural pasture, 65; timber 58, beech, maple, spruce and hemlock; acres tillable, 75. Fruit, apples, pears, plums, standard varieties, enough for home use every year. Best adapted to hay, corn, potatoes, etc. Fences, stone wall and wire, good condition. House, 2 stories, 24x30, wing, 20x30, good condition. Outbuildings: barn, about 40x60, with wing, 27x27, fair condition; wagon house, 24x24, with wing, 15x30, fair condition. Watered by springs and creek. Two trout brooks run through farm. Occupied by owner. Reason for selling, owner desires to retire. Price on application. Terms, part down, balance on bond and mortgage. Address Stephen S. Jones, Jefferson, N. Y.

No. 800—Farm of 130 acres; 3½ miles from Summit P. O.; 7 miles from

railway station at Richmondville, on line of D. & H. R. R.; ¾ mile from school; 2 miles from church; 3½ miles from butter factory, high school and stores; 1 mile from milk station. Highways, good. Nearest villages: Cobleskill, population 2,000, 14 miles distant; Richmondville, population 600, 7 miles distant; Jefferson, 5½ miles distant; stage runs from Jefferson to Summit and Richmondville. General surface, rolling, smooth to plow and mow. Soil, good for all crops. Acres in meadow, 40; in natural pasture, 65; in timber, 25, some fine spruce and ash, maple and beech. 70 apple trees, early and late varieties, 4 pear trees, several plum trees, all trees good fruit. Best adapted to corn, oats, potatoes, good grass or any ordinary crops. Fences, mostly walls. House, 24x25x16, wing, 15x17x10, painted white, in good condition. Barns, 14x25x50, 36x21x12, 55x15x12; wagonhouse, 36x36x10; storehouse, 26x46x16; comfortable barn, not painted. Watered by good well; barns by spring a few rods away; fields, by good springs. 3½ miles from Summit Lake; 7 miles from Mt. Jefferson. Good dairy farm, owner has kept 20 cows. Occupied by tenant. Leased for 1 year from March 1, 1911. Reason for selling, failing health of owner. Price, \$2,500. Terms, easy. Address J. W. Vaughn, Jefferson, Schoharie Co., N. Y.

*No. 801—Farm of 230 acres; 1½ miles from Jefferson P. O.; 6 miles from Stamford railway station, on line of U. & D. R. R.; ½ mile from school; 1½ miles from churches, butter factory and milk station. Highways, fairly good. Nearest village, Jefferson, with 3 churches, 8 stores, high school, steam sawmill, 3 blacksmith shops, and hotel. Surface, rolling and level. Soil, good loam. Acres in meadow, 50; natural pasture, 110; timber, 60, maple, beech and ash; acres tillable, 100. Fruit, apples. Best adapted to grass, oats, potatoes, buckwheat and rye. Fences, stone and wire, fair condition. House, large, 2 stories, built for summer boarders. Outbuildings: barn, 60x46, recently built, basement cow stable attached to barn. Watered, house, by well; barns and fields, by springs. Delaware River 6 miles distant. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$20 per acre. Terms, part cash, balance on time. Owner will

* Farm is in hands of agent or real estate man.

rent. Address Harriet E. Wheeler, 136 Lancaster Street, Albany, N. Y., or M. S. Wilcox, agent, Jefferson, N. Y.

*No. 802—Farm of 115 acres; $1\frac{1}{2}$ miles from Jefferson P. O.; 12 miles from railway station at Richmondville, on line of D. & H. R. R.; 7 miles from Stamford, on U. & D. R. R.; $1\frac{1}{2}$ miles from school, churches, butter factory and milk station. Highways, good. Nearest village, Jefferson, population 500, $1\frac{1}{2}$ miles distant, reached by highway. Surface, part hilly, part rolling. Acres in meadow, 30; in natural pasture, 60; in timber, 25, hard wood; acres tillable, 50. Fair orchard of grafted fruit. Best adapted to potatoes, oats, buckwheat and grass. Fences, largely stone walls. House, $1\frac{1}{2}$ stories, 26x36, fair condition. Barn, 30x40 and stable, fair condition. Watered from well; barns and fields, by springs. Occupied by tenant. Reason for selling, owner wants larger farm. Price, \$1,200. Terms, $\frac{1}{2}$ cash, $\frac{1}{2}$ bond and mortgage. Owner will rent. Address M. S. Wilcox, attorney, Jefferson, Schoharie Co., N. Y.

No. 803—Farm of 172 acres; 2 miles from Jefferson P. O.; 6 miles from railway station at Stamford, on line of the U. & D. R. R.; $\frac{1}{4}$ mile from school; 2 miles from church and butter factory. Highways, level and good. Nearest village, Jefferson, 2 miles distant. Acres in meadow, 40; in natural pasture, 50; in timber, 82, maple, pine, oak; acres tillable, 90. Apple and pear trees. Best adapted to hay, oats, buckwheat and corn. Fences, stone wall and wire. House, 2 stories, 20x24, with wing, 22x14. Barn, 36x40. Watered, by well; barns, by spring. Occupied by owner. Reason for selling, owner's health is failing. Price, \$2,800. Terms, part payment required. Will rent with option to buy. Address Barnett Fuller, Jefferson, Schoharie Co., N. Y.

No. 804—Farm of 133 acres; $3\frac{1}{2}$ miles from Summit P. O.; 7 miles from railway station at Richmondville, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from church; $3\frac{1}{2}$ miles from butter factory; $\frac{1}{2}$ mile from milk station. Highways, good. Nearest village, Cobleskill, population

2,000, 14 miles distant, reached by highway. General surface, rolling and smooth. Soil, good loam. Acres in meadow, 45; in natural pasture, 63; in timber, 25; 6 acres of spruce, beech, and ash, the rest maple; acres tillable, 108. 50 fruit trees, plums, pears and apples. Best adapted to grass, buckwheat, oats and potatoes. Fences, stone walls, in good condition. House, 2 stories, 26x36, good repair, addition, 20x30, with veranda. Barns, 45x76; 28x30, in good condition; shed, 60x30; wagonhouse, 36x50, painted red and in good condition. Watered by running water from springs. $3\frac{1}{2}$ miles from Summit Lake; 7 miles from Mt. Jefferson. Occupied by owner. Reason for selling, old age of owner. Price, \$3,500. Terms, \$1,000 cash, \$25 monthly. Owner will rent. Address Nathan Vaughn, Summit, Schoharie Co., N. Y.

TOWN OF MIDDLEBURG

Population 2,553

No. 805—Farm of 126 acres; 1 mile from Huntersland P. O.; 4 miles from railway station at Middleburg, on line of M. & S. R. R.; 1 mile from school, churches and butter factory. Highways, good. Surface of farm, part hilly and part rolling. Altitude, about 800 feet. Soil, good. Acres in meadow, 25; in natural pasture, 75; in timber, 26, hard wood; acres tillable, 100. Fruit, apples, pears and cherries. Best adapted to buckwheat, oats, corn and rye. Fences, stone walls, fair condition. House, 20x30, fair condition. Outbuildings, barn, 26x36; hogpen, 15x20; shed, 15x25, fair condition. Watered by running water. Unoccupied. Reason for selling, owner has too much land. Price, \$1,000. Terms, \$500 down, balance on mortgage. Address Otto Gridley, Middleburg, N. Y.

No. 806—Farm of 85 acres; $4\frac{1}{2}$ miles from Middleburg P. O.; 3 miles by private road; $4\frac{1}{2}$ miles from railway station at Middleburg, on line of M. & S. R. R. and D. & H. R. R.; 1 mile from school; 1 mile from Protestant church; $4\frac{1}{2}$ miles from churches of various denominations; $4\frac{1}{2}$ miles from butter factory. Highways, somewhat hilly, but good. Nearest city, Albany, population 100,000, 28 miles distant,

* Farm is in hands of agent or real estate man.

reached by rail and State road. Surface of farm, rolling and level. High, healthful location, overlooking Schoharie Valley. Soil, loam. Acres in meadow, 30; in natural pasture, 20; in timber, 5, oak, maple, white and yellow pine; acres tillable, 60. Fruit, 40 apple trees, 1 plum tree, 1 cherry and 2 pear trees. Best adapted to oats, corn, hops, buckwheat, hay and potatoes. Fences, wire and stone wall, in good condition. House, 42x24, 8 rooms in good condition, addition, 12x16; interior of house, with the exception of 2 rooms, has been recently repapered and painted. Barn, 30x48, has new roof, granary and poultryhouse, needs a little repairing on outside. Watered, house, by well; barns and fields, by spring. 10 miles from Warners Lake. Occupied by owner. Reason for selling, owner in poor health. Price, \$1,500. Terms, \$1,000 cash, balance on mortgage, easy terms. Address Charles F. Goepel, Middleburg, N. Y.

No. 807—Farm of 84 acres; $\frac{1}{8}$ mile from Huntersland P. O.; 5 miles from railway station at Middleburg, on line of M. & S. R. R.; $\frac{1}{16}$ mile from school; $\frac{1}{5}$ mile from churches; $\frac{1}{8}$ mile from butter factory. Highways, good. Surface of farm, rolling, level and hilly. Altitude, about 800 feet. Good soil. Acres in meadow, 20; in timber, 8, maple, beech, black birch, good condition; acres tillable, 75. Fruit, apple orchard of about 100 trees. Best adapted to buckwheat, corn, oats, potatoes, hops, etc. Fences, stone walls and woven wire. House, good, 2 stories, 9 rooms. Outbuildings: good barn; cow house; sheds; wagonhouse; hophouse. Watered, house, by driven well; barn, by brook; fields, by springs and brook. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$1,800. Terms, easy. Address Albert Becker, Middleburg, N. Y.

No. 808—Farm of 9 acres; $\frac{3}{4}$ mile from Huntersland P. O.; 5 miles from railway station at Middleburg, on line of M. & S. R. R.; 1 mile from school and butter factory; $\frac{3}{4}$ mile from churches. Highways, good. Surface of farm, rolling. Soil, good loam. Acres tillable, 9. Fruit, apples, pears and plums. Best adapted to oats, rye, potatoes and hay. Fences in poor condition. House, 7 rooms, good condition. Out-

buildings; barn and chickenhouse; fair condition. Watered by well and spring. Occupied by owner. Reason for selling, advanced age of owner. Price, \$900. Terms, \$500 down, balance on mortgage at 5%. Address Mrs. Sarah Becker, Huntersland, N. Y.

No. 809—Farm of 100 acres; 5 miles from Schoharie P. O., R. D. 1; 4 miles from railway station at Middleburg, on line of M. & S. R. R.; $\frac{1}{8}$ mile from school and church; 4 miles from butter factory. Highways, somewhat hilly but good. Surface of farm, rolling, some parts stony. Altitude, about 1,800 feet. Soil, loam with clay subsoil. Acres in meadow, 20; in natural pasture, 20; in timber, 25, pine, hemlock, oak and maple; acres tillable, 36. Fruit, apples, plums and pears. Best adapted to hops, potatoes, oats, rye and buckwheat. Fences, stone and stump, some good and some in poor condition. House, 8 rooms, good condition. Outbuildings: 2 barns, 30x40, each; shed, 20x40; chickenhouse. Watered, house, by well and spring; fields, by spring. Occupied by owner. Reason for selling, owner wants to return to former home. Price, \$2,100. Terms, \$1,500 down, balance on mortgage. Stock will be sold cheap. Address A. G. Veith, Schoharie, N. Y., R. D. 1.

*No. 810—Farm of 135 acres; 2 miles from Middleburg P. O., and railway station, on line of M. & S. R. R.; 2 miles from high school, churches and butter factory. Highways, good except 1 mile which is somewhat hilly. Surface of farm, level, rolling and hilly. Altitude, about 950 feet. Soil, loam. Acres in meadow, 10; in natural pasture, 25; in timber, 35, mostly hard wood; acres tillable, 75. Fruit, plums, peaches, pears, cherries, prunes and grapes. 150 apple trees not grafted and 110 grafted apple trees of several good varieties. Best adapted to corn, rye, oats and potatoes. Fences, pasture fenced with wire, remainder in poor condition. House, $1\frac{1}{2}$ stories, painted, 12 rooms, main part, 29x29; kitchen, 18x20. Outbuildings: painted basement barn, 30x50, built in 1904; barn, 26x30, fair condition; henhouse, 12x20; small hoghouse. Watered by well, cistern, springs and creek. Occupied by owner. Reason for selling, owner wishes to get near

* Farm is in hands of agent or real estate man.

Cornell University. Price, \$2,200. Terms, \$1,500 down, balance on mortgage at 5%. Address Tator & McAllister, agents, Middleburg, N. Y.

*No. 811—Farm of 200 acres, 5 miles from Middleburg P. O., and railway station, on line of M. & S. R. R.; $\frac{3}{4}$ mile from school; 2 miles from churches; $2\frac{1}{2}$ miles from butter factory. Highways, good. Surface of farm, rolling. Altitude, about 1,000 feet. Soil, gravelly. Acres in meadow, 40; in natural pasture, 30; in timber, 25; acres tillable, 170. Fruit, apples and some small fruit. Best adapted to hay, oats, rye, potatoes, corn, etc. Fences, in good condition. House, 2 stories, 8 rooms. Outbuildings: barn, 50x78; shed, 50x30; barn, 40x50; wagonhouse, 40x30; good condition. Watered by spring. Occupied by owner. Price, \$3,200. Terms, \$2,000. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 812—Place of 5 acres; $\frac{1}{4}$ mile from Huntersland P. O.; 4 miles from railway station at Middleburg, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school and church; 1 mile from butter factory. Highways, good. Surface of farm, level. Altitude, about 900 feet. Good soil. Acres tillable, 5. Fruit, apples and some small fruit. Best adapted to fruit, poultry and gardening. Fences, good. House, 6 rooms. Barn, 50x30, good condition. Watered by well. Price, \$600. Terms, cash. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 813—Village place of 3 acres; located in village of Middleburg, N. Y.; 1 mile from the railroad station of Middleburg, on line of M. & S. R. R.; school and Methodist, Lutheran and Reformed churches in village; also butter factory. Middleburg has a population of 1,100. Surface, level. Altitude, about 700 feet. Soil, gravelly loam. The 3 acres are all tillable. Fruit, 5 pear, 30 cherry, 9 plum and 2 peach trees, also very fine strawberry and raspberry plots and fine garden. Large 2-story house with 16 rooms, large piazza on two sides of house, city water, bath tubs; house alone is valued at \$4,000. Barn, 18x24, with wing 12x18; henhouse and icehouse. House and barns have city water connected. This is a very good residence on the main street of Middle-

burg, in fine location. Occupied by owner. Price, \$4,200. Terms, \$2,000 down, balance on easy payments. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 814—Farm of 18 acres; $1\frac{1}{2}$ miles from Middleburg P. O. and station, on line of M. & S. R. R.; $1\frac{1}{2}$ miles from school; 1 mile from Protestant churches; $1\frac{1}{2}$ miles from cheese factory. Highways, good, level. Nearest village, Middleburg; $1\frac{1}{2}$ miles distant by highway, with population of 1,100. Surface, level. Altitude, 900 feet. Soil, limestone. 8 acres of meadows; 6 acres of natural pasture; 18 acres tillable. Number of very fine apple, pear, plum and peach trees, and small fruits of all kinds. Adapted to raising alfalfa, hay, potatoes and oats. Fences, in fair condition. Cottage house of 9 rooms, in good condition. Barn, 24x30, with fine wagonhouse and all outbuildings, in good condition. House has well water; barns, well water; fields, running water. The Schoharie River borders on this farm. It has fine view of country; is on fine stone roads near good markets. Occupied by the owner. Possession can be given immediately. Reason for selling, age of owner. Price, \$2,000. Terms, \$1,000, remainder on easy terms. Address agent, Charles Mann, Middleburg, N. Y.

*No. 815—Farm of 150 acres; $\frac{1}{4}$ mile from Middleburg P. O. and station, on line of the M. & S. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{4}$ mile from Protestant churches; $\frac{1}{2}$ mile from butter factory. Highways, level. Nearest village, Middleburg, distant about $\frac{1}{4}$ mile, population 1,100, reached by highway and rail. Surface, level. Altitude, 700 feet. Soil, the best loam in the State. 30 acres of meadow; 40 acres of pasture; 10 acres of timber, hard wood, pine and hemlock; acres tillable, 140. One of the finest apple orchards in the State, and plums, pears, peaches, cherries, grapes, and all small fruits. Land is adapted to raising of alfalfa, hay, corn, wheat, oats, potatoes, etc. Wire fences, in good condition. Large 2-story house, painted, in good condition. Barn, 48x72; low barn, 24x46; horse barn, 18x60; large horse barn, 24x48; henhouse, 12x50; icehouse; pigpen; tenant house, 18x40 with 8 rooms. Houses have well water; barns

* Farm is in hands of agent or real estate man.

have running water; fields have running water. This farm borders on Schoharie River for 30 rods. This is an up-to-date farm in soil, buildings, fertility and a money-maker. Occupied by owner. Reason for selling, owner has too much business. Price, \$10,000. Terms, \$2,000, with easy terms. Address agent, Chas. Mann, Middleburg, N. Y.

*No. 816—Farm of 319 acres; $3\frac{1}{2}$ miles from Middleburg P. O., R. D. 1, and station, on line of M. & S. R. R.; 1 mile from school; $3\frac{1}{2}$ miles from churches and butter factory. Good crushed-stone roads. Nearest village, Middleburg, population 1,100, distant about $3\frac{1}{2}$ miles by highway. Surface, hilly, rolling, and some level. Soil, slaty loam. 30 acres of meadow; 50 acres of natural pasture; 80 acres of timber; 18,000 feet of hemlock, besides beech, birch and maple in abundance; acres tillable, 200. Over 100 fine apple trees. Crops of alfalfa, hay, rye, oats, corn and potatoes can be raised. Good wire fences. 7-room cottage, in good condition; 2-story house of 6 rooms. Barns: 30x40 with cow shed for 25 cows, and fine silo; another, for sheep, 80 feet long; with all outbuildings in good condition. House has well water; barns have running water; fields have springs. A fine dairy and sheep farm, also 10 acres of good hops. Occupied by tenant. Possession can be given at once. Reason for selling, owner has too much other business. Price, \$3,300. Terms, \$1,500 down, remainder on easy payments. Address agent, Chas. Mann, Middleburg, N. Y.

*No. 817—Farm of 140 acres; $\frac{3}{4}$ mile from Middleburg P. O. and station, on line of M. & S. R. R.; 1 mile from school, Protestant churches and butter factory. Highways, level. Nearest village, Middleburg, distant about 1 mile, population 1,100, reached by highway. Surface, level. Soil, a very fine loam. 20 acres of meadow; 20 acres of natural pasture; 10 acres of timber, hard wood, pine and hemlock; 130 acres tillable. Fine young orchard, besides pears, plums, cherries, peaches, and other small fruits. Adapted to raising of alfalfa, hay, wheat, corn and rye. Fences, in good condition, wire. New 2-story house, 16 rooms, in fine condition. Barn, 45x65, with shed, cornercrib, hop-

house, henhouse, wagonhouse; all outbuildings in good repair. House and barns have well water; fields have running water. This is a very fertile farm and a good money-maker. Occupied by tenant. Reason for selling, old age of owner. Price, \$9,000. Terms, \$2,000 down, with easy terms. Address Chas. Mann, agent, Middleburg, N. Y.

*No. 818—Farm of 150 acres; $2\frac{1}{2}$ miles from Middleburg P. O. and station, on line of the M. & S. R. R.; $\frac{1}{6}$ mile from school; $3\frac{1}{2}$ miles from Protestant churches and butter factory. Highways, good. Nearest village, Middleburg, population 1,100, $3\frac{1}{2}$ miles distant by highway. Surface, rolling. Altitude, 700 feet. Soil, limestone. Acres of meadow, 25; in natural pasture, 40; in timber, 50; acres tillable, 100. Over 50 fine apple trees, and pears, plums, peaches and small fruit. Adapted to raising of hay, rye, corn, oats, alfalfa, and clover. Fences, wire. House, 2 stories, 15 rooms, painted. Barn, 40x60, in fine condition, with wagonhouse, henhouse, icehouse and a good sawmill. House is watered by well water; barns, by running water; fields, by brooks. This is a fine dairy farm, with sawmill and good water power. Occupied by owner. Reason for selling, owner tired of farming. Price, \$3,500. Terms, easy. Address agent, Chas. Mann, Middleburg, N. Y.

*No. 819—Farm of 115 acres; $\frac{1}{4}$ mile from Middleburg P. O. and station, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; $\frac{1}{4}$ mile from Protestant churches; 1 mile from butter factory. Highways, level. Nearest village, Middleburg, population 1,100, distant $\frac{1}{4}$ mile by rail. Surface, level. Altitude, 700 feet. Soil, a fine fertile loam. 20 acres of meadow; 20 acres of natural pasture; 10 acres of timber, hard wood, pine and hemlock; acres tillable, 105. Fine apple, peach, cherry, plum and pear trees. Grapes and all kinds of small fruit in abundance. Adapted to raising of wheat, oats, alfalfa, rye, hay and all crops. Fences, wire, in good condition. House, 15 rooms, in fine condition, all painted. Barn for 20 cows, with running water for each cow, concrete floor, and 2 silos; all outbuildings in fine condition. House has well water; fields have running water. Schoharie River is near by. This farm produced

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in 1909 crops that sold for \$4,500. Occupied by tenant. Reason for selling, owner has too much other business. Price, \$8,000. Terms, \$1,500 down, remainder easy. Address agent, Chas. Mann, Middleburg, N. Y.

*No. 820—Farm of 300 acres; $1\frac{1}{4}$ miles from Middleburg P. O. and railroad station, on line of the M. & S. R. R.; $1\frac{1}{4}$ miles from school, Protestant churches and butter factory. Highways, good. Nearest village, Middleburg, population 1,100, distant $1\frac{1}{4}$ miles by highway. Surface, partly level and partly rolling. Altitude, 1,000 feet. Soil, good. 60 acres of meadow; 40 acres of natural pasture; 100 acres of timber, pine, hemlock and oak; acres tillable, 200. 300 apple, pear, plum and peach trees, and all small fruit in abundance. Crops easily raised of hops, corn, rye, hay and potatoes. Fences, wire. House, 10 rooms. Barn, 50x55; another, 26x76; another, 24x30; another, 24x70; hophouse; pigpen; milk- and icehouse; all in good condition. House, barn and fields have running water. This is a good sheep and dairy farm. Occupied by tenant. Reason for selling, owner has other farms. Price, \$4,000. Terms, \$2,000 down, balance on easy terms. Address Chas. Mann, agent, Middleburg, N. Y.

No. 821—Farm of 175 acres; 10 miles from Richmondville; $\frac{1}{2}$ mile from Eminence P. O. Very fertile soil, adapted to dairying. 80 acres meadow; 80 acres pasture; 15 acres timber. Large maple grove. Skimming station of Jefferson creamery on corner of the farm. House, good size and in good condition. Barn, 30x50, and other outbuildings. Watered by spring and stream. Fair fences. Price, \$2,500. Terms, easy. Owner will rent. Name and address of owner, George B. Wheeler, Middleburg, N. Y.

*No. 822—Farm of 160 acres; 4 miles from Middleburg P. O. and railway station, on line of the M. & S. R. R.; 1 mile from school; 4 miles from churches and butter factory. Highways, good. Nearest large village, Middleburg, population 1,100, 4 miles distant, reached by highway. Surface, rolling. Acres in meadow, 30; in natural pasture, 40; in timber, 13, hemlock, maple, spruce and oak; acres tillable, 120. Fine fruit. 18

acres of good hops. Best adapted to hops, alfalfa, all crops grown in this climate. Fences, wire, in good condition. Cottage house, 8 rooms, all painted; house in good condition, with running water. Barn suitable for 20 cows, 6 horses, size 36x60, good hophouse and all outbuildings. Watered by running water from springs. Occupied by owner. Price, \$5,200. Terms, easy. Address - Charles Mann, agent, Middleburg, Schoharie Co., N. Y.

*No. 823—Farm of 36 acres; 2 miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; 1 mile from school; 2 miles from churches and milk station. Highways, good. Nearest large village, Middleburg, population 1,100, 2 miles distant, reached by highway. Surface, rolling. Soil, good loam. Acres in meadow, 10; in natural pasture, 15; enough timber for family use; acres tillable, 32. 100 apple trees and small fruits. Best adapted to alfalfa, corn, oats, wheat, rye, potatoes and hay. Fences, wire, in good condition. Cottage house, 8 rooms, in good condition. Barn suitable for 6 cows and 2 horses, in good condition. Watered by well and springs. Occupied by owner. Reason for selling, old age of owner. Price, \$1,600. Terms, easy. Address Charles Mann, agent, Middleburg, Schoharie Co., N. Y.

*No. 824—Farm of 112 acres; $3\frac{1}{2}$ miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; 400 feet from school; $3\frac{1}{2}$ miles from churches and butter factory. Highways, good. Nearest large village, Middleburg, population 1,100, $3\frac{1}{2}$ miles distant, reached by highway. Surface, mostly level. Soil, slaty. Acres in meadow, 12; in natural pasture, 15; in timber, 15; acres tillable, 80. Fruit for family use. Best adapted to hay, oats, rye, potatoes, alfalfa. Fences, good. Cottage house, 12 rooms. Watered by well and springs. Occupied by owner. Reason for selling, owner has too many farms. Price, \$2,900. Terms, easy. Address Charles Mann, agent, Middleburg, Schoharie Co., N. Y.

*No. 825—Farm of 85 acres; 2 miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; $\frac{3}{4}$ mile from school; 2 miles from churches and butter factory. Highways, good. Near-

* Farm is in hands of agent or real estate man.

est village, Middleburg, population 1,100, 2 miles distant, reached by highway. Surface, rolling. Soil, slaty loam. Acres in meadow, 10; in natural pasture, 15; in timber, 12, pine, birch and oak; acres tillable, 65. 165 apple trees and small fruits. Best adapted to general farming. Fences, in good condition. Cottage house, 9 rooms, in good condition. Barn for 30 cows, 4 horses, in good condition. Watered by springs. Occupied by owner. Reason for selling, owner has too many farms. Price, \$2,000. Terms, easy. Address Charles Mann, agent, Middleburg, Schoharie Co., N. Y.

*No. 826—Farm of 100 acres; $2\frac{1}{2}$ miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches and butter factory. Nearest village, Middleburg, population 1,100, $2\frac{1}{2}$ miles distant, reached by highway. Surface, level. Soil, good. Acres in meadow, 15; in natural pasture, 12; in timber, 25; acres tillable, 65. Good fruit. Best adapted to hops, hay, oats, corn, and potatoes. Fences in good condition. Cottage house, 10 rooms, all painted and in good condition. Watered by well and springs. Occupied by owner. Reason for selling, illness in owner's family. Price, \$2,500. Terms, easy. Address Charles Mann, agent, Middleburg, Schoharie Co., N. Y.

*No. 827—Farm of 125 acres; 3 miles from Middleburg P. O. and railway station, on line of M. & S. R. R.; $\frac{1}{8}$ mile from school; 3 miles from churches and butter factory. Highways, good. Nearest village, Middleburg, population 1,100, 3 miles distant, reached by highway. Surface, mostly level. Soil, good loam. Acres in meadow, 20; in natural pasture, 15; in timber, 25; tillable, 90. Good fruit. Watered by running water from springs. Large windmill for power use. Occupied by owner. Reason for selling, illness in owner's family. Price, \$3,600. Terms, easy. Address Charles Mann, Middleburg, Schoharie Co., N. Y.

TOWN OF SCHOHARIE

Population 2,526

No. 828—Farm of 100 acres; $3\frac{1}{2}$ miles from Seward P. O., and railway station on line of D. & H. R. R.; R. D.

1 from Seward. Highways, good. Soil, mostly sandy loam, some clay. Acres in meadow, 40; tillable, 75; natural pasture, 15; timber, 10, beech, maple, basswood, oak, medium and small. Fruit, 40 apple, 5 pear and 5 plum trees. Best adapted to oats, corn, buckwheat, rye and grass. Fences, mostly post and wire. House, large, brick, with fireplaces, old style, in fair condition. Large barn, with horse stables and wagonhouse attached, in fair condition. Watered, house and barn, by well; fields, by durable springs. This farm would make a fine summer home. 6 miles from Sharon Springs. Reason for selling, owner no longer able to manage farm. Price, \$4,000. Terms, \$1,000 cash, balance on mortgage. Owner will rent on equal shares. Address H. T. Dana, Cobleskill, N. Y.

TOWN OF SEWARD

Population 1,419

No. 829—Farm of 117 acres; 1 mile from Dorloo P. O.; 2 miles from railway station, on line of D. & H. R. R.; 1 mile from school and churches. Highways, good. Nearest large village, Cobleskill, 9 miles distant, reached by rail and highway. Unoccupied. Surface, mostly rolling, some level. Soil, clay and gravel. Acres in meadow, 87; natural pasture, 10; timber, 20, beech, birch, maple, hemlock and ash; acres tillable, 87. Fruit, apples, pears, plums, cherries, grapes and berries. Best adapted to hay, oats, barley, buckwheat, and hops. Fences, board, rail and wire, fair condition. House, upright, 25x20; wing, 24x22; woodhouse. Outbuildings: barn, 35x50; stable, 15x50; wagonhouse, 24x36; hophouse, 24x40; henhouse, 36x15, 2 stories. Watered by well, springs and creek. Reason for selling, owner unable to attend to farm. Price, \$3,100. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address Hiram Esmay, Dorloo, N. Y.

No. 830—Place of $4\frac{1}{2}$ acres; 1 mile from Hyndsville P. O., R. D. 1, and railway station, on line of D. & H. R. R.; 3-minute walk to school; 1 mile from church and milk station. Nearest large village, Cobleskill, 5 miles distant, reached by rail and highway. Surface of farm, level. Soil, clay and gravel. Fruit, apples, plums, pears and grapes.

* Farm is in hands of agent or real estate man.

Fences, wire, good condition. House, 20x30; with wing, 15x30, first-class condition. Outbuildings: barn, 20x25; woodhouse, 10x12; henhouse, 12x25; henhouse, 10x15; all in first-class condition. Watered by well. Occupied by owner. Reason for selling, death of wife of owner. Price, \$1,000. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address Barney Vrooman, Hyndsville, N. Y.

No. 831—Farm of 24 acres; 1 mile from Dorloo P. O.; 2 miles from railway station at Seward, on line of D. & H. R. R.; 1 mile from school and church; 2 miles from milk station. Highways, good. Nearest large village, Cobleskill, 9 miles distant, reached by rail and highway. Surface of farm, mostly rolling, some level. Soil, clay and gravel. Acres in meadow, 12; in natural pasture, 3; in timber, 9; acres tillable, 15. Fruit, apples, pears, plums and berries. Best adapted to all kinds of grain and hops. Fences, board and wire, fair condition. House, 20x25; with wing, 15x20, fair condition. Outbuildings: barn, 20x30; hophouse, 25x30; henhouse in basement of barn; small woodhouse; hogpen; fair condition. Watered, house, by well; barns, by creek; fields, by springs. Occupied by tenant. Reason for selling, death of wife of owner. Price, \$900. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Address Barney Vrooman, Hyndsville, N. Y.

TOWN OF SHARON

Population 1,825

No. 832—Farm of 120 acres; 2 miles from Sharon Springs; R. D. Soil, black loam and clay loam. 50 acres meadow; 30, pasture; 18, timber. Large house, in fair condition. Hophouse, 25x40, in good condition; barn needs repairs. Well and creek water. Fairly well fenced. Price, \$3,000. Address J. & A. Hatter, Canajoharie, N. Y.

No. 833—Farm of 200 acres; 5 miles from Sharon Springs; R. D. This farm keeps 8 horses, 18 head of cattle; it produced this year 1,200 bushels of oats, 400 bushels of buckwheat, large quantity of corn and potatoes; 60 tons of hay and straw were sold. Large house, 20 rooms, in fine condition. Large barns and other buildings, in good condition. Well watered. Fences, good. Price, \$6,000. Terms, $\frac{1}{2}$ cash,

balance on easy terms. Owner will rent with option to buy. Name and address of owner, C. M. Onderdonk, Sharon Springs, N. Y., R. D. 2.

TOWN OF WRIGHT

Population 963

No. 834—Farm of 216 acres; 3 miles from Quaker Street P. O.; $\frac{3}{4}$ miles from railway station, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 3 miles from churches; R. D. 1 from Central Bridge; $3\frac{1}{4}$ miles from creameries. Highways, somewhat hilly but good. Nearest large village, Schoharie, population 1,000, 6 miles distant, reached by highway. Occupied by tenant. Surface, mostly rolling and level, some side hills. Soil, clay loam and limestone. Acres in timber, 15, pine, oak and beech; acres tillable, 160. Fruit, about 150 apple trees, a few cherries and pears. Best adapted to hay, grain and rye. Fences, wire, stone and stump, poor condition. House, 15 rooms, good condition; telephone, in house. Large storage house for straw and baled hay, wagonhouse and barn, good condition. Watered by well and brook. Reason for selling, to settle estate. Fish pond could easily be constructed on this farm. Price, \$7,000, including stock and tools. Terms, \$3,000 down, balance on bond and mortgage. Address Eugene Hardin, 322 Manning Boulevard, Albany, N. Y.

No. 835—Farm of 120 acres; 3 miles from Schoharie P. O.; R. D. 1; 3 miles from railroad station at Schoharie, on line of M. & S. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{4}$ miles from churches, Methodist and Reformed; $1\frac{1}{4}$ miles from butter factory; 3 miles from cheese factory; 8 miles from milk station. State roads and no hills. Nearest village, Schoharie, population of 1,000; distant 3 miles, reached by highway. Surface, $\frac{1}{2}$ level, $\frac{1}{2}$ sloping to northeast. Altitude, 450 to 500 feet. Soil, dark and yellow loam and lime. 36 acres meadow; 20 acres natural pasture; 30 acres timber, hemlock, pine, beech, oak, maple and red cedar; 80 acres tillable. Fruit consists of 100 apple and a few plum, peach, cherry and grapes. There are about 500 trees, quite large timber, and 200 sugar maples, large and medium size. Land best adapted to corn, hops, oats, rye and hay. Stone, board and wire

fences, in fair condition. 2-story frame house, 30x24, 9 rooms, in good condition, partly new, with large porch. 2 barns, 36x48, and 30x60, adjoining, 18 feet high; cow and horse stable in 1 barn; up-to-date chicken- and hophouse, 24x60. Watered, house, by wells; barns, by wells; fields, by springs and creek. Fox's Creek on one line; Warner's Lake,

9 miles distant; Schoharie Creek and mountains, 4 miles distant. Occupied by owner. Reason for selling, advanced age of owner. Price, \$4,000. Terms, reasonable, part down. Will rent, on shares or cash rent, with option to buy; rental, \$200 and $\frac{1}{2}$ taxes. Address J. W. Taylor, Schoharie, N. Y., or S. Taylor, 62 First Street, Albany, N. Y.

SCHUYLER COUNTY

Population 14,004

TOWN OF CATHARINE

Population 1,222

No. 836—Farm of 53 acres; 2 miles from Alpine P. O., R. D. 1, and 2 miles from railway station at Alpine, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches; 1 mile from milk station. Highways, good. Nearest city, Elmira, population about 40,000, 18 miles distant, reached by rail and highway. Surface of farm, nearly level. Soil, loam. Acres in meadow, 30; in natural pasture, 20; in timber, 3, hemlock; acres tillable, 35. Fruit, apples and pears. Best adapted to corn, oats, buckwheat and wheat. Fences, in poor condition. House, 9 rooms, fair condition. Outbuildings: barn, 30x40; wagonhouse and cow stables, 60x22. Watered, house and barn, by well; fields, by springs. Occupied by owner. Reason for selling, advanced age and poor health of owner. This farm is located 7 miles from Seneca Lake on a main road. Price, \$2,500. Terms, $\frac{1}{2}$ down, balance can run for 10 years. Address Arthur S. Brown, Alpine, N. Y., R. D. 1.

No. 837—Farm of 110 acres; $4\frac{1}{2}$ miles from Alpine P. O., R. D. 2; 5 miles from railway station at Odessa, on line of L. V. R. R.; 1 mile from school; 2 miles from churches; 5 miles from milk station. Highways, good. Nearest city, Ithaca, population about 15,000, 11 miles distant, reached by highway. Surface of farm, level and rolling. Soil, gravel and loam. Acres in meadow, 60; in natural pasture, 19; in timber, 30, hemlock, chestnut and hard wood; acres tillable, 80. Fruit, 60 apple trees, 4 pear and 3 plum trees. Best adapted to buckwheat, oats, barley and wheat. Fences, mostly stump and rail, good condition. House, 6 rooms, good condition. Outbuildings: barn, 32x44, gambrel roof,

good condition; shed attached, 24x50, gambrel roof; horse and carriage barn, 32x44, good condition. Watered, house, by well; barn, by running water; fields, by stream. A small lake is $1\frac{1}{2}$ miles from farm. Occupied by tenant. Reason for selling, owner wants to retire. Price, \$3,000. Terms, $\frac{1}{2}$ down. Address Lewis W. Erway, Odessa, N. Y.

TOWN OF DIX

Population 3,625

No. 838—Farm of 70 acres, 6 miles from Watkins P. O., R. D. 3; 4 miles from railway station at Beaver Dams, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school, churches and grange hall; 4 miles from milk station. Highways, good. Nearest city, Elmira, population about 40,000, 15 miles distant, reached by highway and rail; village of Watkins, 5 miles distant. Surface, rolling and level. Altitude, about 1,200 feet. Soil, black and gray loam. Acres in meadow, 15; in natural pasture, 10; in timber, 5, maple and hemlock; acres tillable, 40. Fruit, 25 peach, 12 pear, 5 quince, 25 plum, 80 apple trees, grapes and 100 strawberry plants. Best adapted to corn, oats, potatoes, wheat, buckwheat, rye, etc. This is a good farm for the raising of fruit, especially cherries, as it is sheltered from the north winds. Fences, road and line fences, American wire. House, large, well built, excellent condition. Outbuildings, barn, 70x40, gambrel roof, in excellent condition, except roof. Watered, house, by 2 springs; barns and fields, by springs and creek. Occupied by owner. Reason for selling, owner a widow, and cannot attend to farm. Price, \$5,000. Terms, $\frac{1}{2}$ cash, balance on bond and mortgage. Owner will rent. Address Mrs. Jennie M. Lockwood, Watkins, N. Y., R. D. 3.

TOWN OF HECTOR

Population 3,514

*No. 839—Farm of 43 acres; $1\frac{1}{4}$ miles from Perry City P. O., R. D. 31, from Trumansburg; $4\frac{1}{2}$ miles from railway station at Trumansburg, on line of L. V. R. R.; $\frac{1}{2}$ mile from school, $1\frac{1}{2}$ miles from church and milk station. Altitude, about 1,000 feet. Surface of farm, level. Soil, gravelly loam. Acres in meadow, 30; in natural pasture, 5; in timber, 1, mostly hard wood; acres tillable, 36. Fruit, apple orchard, small fruit. Best adapted to general farming. Fences in fair condition. House, 9 rooms, good condition. Outbuildings, barn, 32x42, good condition. Watered by well, cistern and spring. Reason for selling, owner has other land. Price, \$2,500. Terms, $\frac{1}{3}$ cash, balance on mortgage. Owner will rent with option to buy. Address C. W. Bowers, Trumansburg, N. Y.

No. 840—Farm of 80 acres; 1 mile from Hector P. O. and railway station, on line of L. V. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from Protestant church; R. D. 1 from Hector; 3 miles from creamery. Highways, good. Nearest large village, Watkins, population 3,000, 7 miles distant, reached by highway and Seneca Lake. Occupied by owner. Surface, fairly level, sloping to Seneca Lake. Soil, clay loam. Acres in meadow, 10; natural pasture, 6; timber, 6, maple, oak and hickory, good second growth; acres tillable, 60. Fruit, 4,000 peach trees, 100 plum trees, 200 cherry trees, apple and pear, 15 trees of each, 15 acres of grapes. Best adapted to all kinds of crops, especially fruit. The fruit crop for 1911 was 700 bushels of peaches, 8,000 baskets of grapes, besides a quantity of plums, cherries, pears and apples; new vineyard set out this year. Fences, mostly wire, in fair condition. House, 11 rooms, brick, large rooms, high ceiling, in fine condition; woodhouse; telephone in house. Outbuildings, barn, 36x60, with basement, in good condition; fruit-house; icehouse; henhouse; garage. Watered, house, by well and cistern; barns, by running water; fields, by springs. Frontage on Seneca Lake, $\frac{1}{2}$ mile from house. Reason for selling, owner wishes to retire. For price

and terms, address Eugene Erway, Hector, N. Y.

TOWN OF MONTOUR

Population 1,608

No. 841—Farm of 32 acres; $1\frac{1}{2}$ miles from Montour Falls P. O., R. D. 1, and railroad station, on line of the Penn. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from Protestant churches and milk station. Highways, good. Nearest village, Montour Falls, population 1,200, $1\frac{1}{2}$ miles distant, by highway and trolley. Surface, $\frac{1}{2}$ level and $\frac{1}{2}$ rolling, excellent locality for fruit growing and poultry raising. Soil, gravelly loam. 10 acres of meadow; 8 acres of natural pasture; no timber; acres tillable, 32. Fruit, 6 cherry, 8 pears, 40 apple trees, all standard varieties. Land adapted to all crops. Fences, mostly wire. 7-room house. Barn, 30x40. House and barn, watered from well; fields, by springs. Seneca Lake is 4 miles distant, reached by macadam road and trolley. Montour Falls, near this farm, is a thriving manufacturing town, with 3 large manufactories, high schools and academy. Occupied by owner. Reason for selling, owner has 2 other farms. Price, \$1,800. Terms, \$1,000 down, mortgage for balance. Address Chas. L. Doolittle, Montour Falls, N. Y., P. O. Box 102.

No. 842—Farm of about 20 acres, $\frac{1}{2}$ mile from Montour Falls P. O., R. D. 1; $\frac{1}{2}$ mile from railway station at Montour Falls, on line of N. C. R. R.; $\frac{1}{2}$ mile from school and churches. Highways, somewhat hilly but good. Nearest large villages, Montour Falls and Watkins, population 1,200 and 3,000 respectively. Watkins 3 miles distant, reached by rail and highway. Surface of farm, rolling. Altitude, about 200 feet. Soil, clay and sandy loam. Acres in natural pasture, 2; in timber, 4, pine, chestnut and poplar; acres tillable, 15. Fruit, cherries, pears and apples, about 40 trees. House, 11 rooms, hot water heat, hot and cold water, bath, good condition. Barn, 30x40, good condition. Watered, house, by running spring. Occupied by owner. Reason for selling, poor health of owner. Price, \$3,800. Terms, \$1,000 down, balance to suit purchaser. Address Cornelia E. L. Bausch, Montour Falls, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF ORANGE

Population 1,087

No. 843—Farm of 52 acres; 6 miles from Beaver Dams; R. D. ; 1 mile from the village of Monterey; 60 rods from school. State road from Coopers Plains to Watkins, when completed, will pass farm. This is a valley farm in good state of cultivation. House, upright and two wings, in good condition. Telephone passes house, rental

of which is \$1 per month. Buildings insured for \$800. Outbuildings, barn, shed and wagon house. Watered by creek and well. Fences, woven wire. This farm is now rented at \$100 per year and the school tax but possession will be given April 1 of any year, if sold previous to March 1. Price, \$1,500. Terms, \$650 cash, balance on time. Address L. B. Webb, Watkins, N. Y., R. D. 2.

SENECA COUNTY

Population 26,972

TOWN OF FAYETTE

Population 2,593

*No. 844—Farm of 70 acres; 5 miles from Waterloo P. O.; R. D. 2; 2 miles from railway station at McDougal, on line of L. V. R. R.; $\frac{3}{4}$ mile from school; 5 miles from churches. Highways, good, nearly level. Surface, gently sloping, fine drainage. Altitude, 600 feet. Soil, black and brown loam. Acres in meadow, 30; in natural pasture, 5; acres tillable, 60. Fruit, apples and pears. Best adapted to hay, grain, corn and potatoes. Fences, mostly wire, good condition. House, 8 rooms, good condition. Outbuildings, horse and cow barn, 24x40; grain barn, 24x36; hay barn, 34x42; wagon shed, 16x24; hen-house; hogpen, etc. Watered by well. Seneca Lake, 3 miles from farm; Seneca River, 4 miles. Occupied by owner. Reason for selling, owner a widow and cannot attend to farm. Price, \$4,500. Terms, \$1,000 or more cash, balance on time. Address E. W. Dowden, agent, 22 E. Main St., Waterloo, N. Y.

frame house, in good condition. Barns of moderate size, in good condition. House, watered by well; barn, hy well. Seneca River, $2\frac{1}{2}$ miles distant; Seneca Lake, $3\frac{1}{2}$ miles. Occupied by owner. Reason for selling, owner wants larger farm. Price, \$2,000. Terms, cash or part cash. Address E. W. Dowden, agent, Waterloo, N. Y.

*No. 845—Farm of 19 acres; 3 miles from Waterloo P. O., R. D. 2, and station, on line of the N. Y. C. & H. R. R.; $\frac{3}{4}$ mile from school; 3 miles from churches of several denominations. Highways, good. Nearest village, Waterloo, population of 4,500, distant 3 miles by highway. Surface, rolling, part, nearly level. Altitude, about 600 feet. Soil, heavy dark loam. 6 or 8 acres of meadow; 15 acres tillable. Fruit consists of 2 to 3 acres of apple trees; also some other fruits. Land is adapted to hay, grain, corn, potatoes, etc. Fences, wire, in good shape. 7-room

*No. 846—Farm of 110 acres; $3\frac{1}{2}$ miles from Waterloo P. O., R. D. 1; $3\frac{1}{2}$ miles from railway station of Waterloo, on line of N. Y. C. & H. R. R., and L. V. R. R.; $\frac{1}{2}$ mile from school; $3\frac{1}{2}$ miles from churches of several denominations. Highways, not hilly, mostly of stone ballasted construction. Nearest village, Waterloo, population 4,500, distant $3\frac{1}{2}$ miles by highway. Surface, rolling. Altitude, 550 feet. Soil, dark loam, limestone bottom. 40 to 50 acres of meadow; 7 acres of timber, oak, basswood and maple; acres tillable, 90. Fruit consists of 6 to 7 acres of apples of good varieties, also fruits in small quantities. Land is adapted to all general crops, but especially to hay and wheat. Fences, mostly wire, in good condition. Fine large frame house, slate roof, 2 fine cellars. 2 large barns, one with basement for cattle; other outbuildings, all in good condition. House, watered from well; barns, from well; fields, from wells and fine creek. Seneca River is 3 miles distant. This farm is said to be one of the best farms in Seneca county. Occupied by owner. Reason for selling, owner wants smaller farm. Price, \$11,000. Terms, cash or part cash. Address E. W. Dowden, agent, Waterloo, N. Y.

* Farm is in hands of agent or real estate man.

TOWN OF LODI

Population 1,408

No. 847—Farm of 207 acres. Soil, clay loam. 130 acres in hay, 35 acres in wheat. Land well adapted to fruit. Farm located in the noted grape region. It is near the largest apricot orchard in the United States and the original Niagara Grape Farm. Farm extends from main highway to Seneca Lake; $\frac{1}{2}$ mile of shore line and smooth beach. A new large bungalow on the shore of the lake, with accommodation for boats. Fine bass fishing. Apple orchard; 10 acres of new grape setting. 12 acres of timber. Land in high state of cultivation. L. V. R. R. runs through the place, station nearby. Most of the products go to the Philadelphia markets. A large 16-room house, 2 stories, with wings, new porch, 36x12. Outbuildings: 3 barns, one, 104x40 with basement; one, 75x30; one, 50x40; sheep sheds, cow stables, hoghouse; grain house; stone smokehouse, etc. Running water in stockyards. This farm is a great producer and has been in family 84 years. Price, \$100 per acre. Terms, \$5,000 cash, balance on long time mortgage at 5%. Owner will rent. Address Dr. B. T. Smelzer, Swan and Chestnut Streets, Albany, N. Y.

No. 848—Farm of 95 acres; 1 mile from Valois P. O. and railway station, on line of L. V. R. R.; 1 mile from school and churches; 3 miles from butter factory. Highways, gravel road, good. Nearest village, Valois, population 500, 1 mile distant, reached by highway. Surface, slightly rolling. Soil, gravelly loam, clay subsoil. Acres in meadow, 60; in natural pasture, 4; in timber, 12, pine, oak and chestnut; acres tillable, 83. Best adapted to wheat, corn, oats, buckwheat, and hay. This farm is in the grape and peach belt, natural fruit land. Good line fences. Small house, in good condition. New barn, 30x50. Watered by well and springs. 1 mile from Seneca Lake. Occupied by tenant; can give possession at once. Reason for selling, owner has too much other business. Price, \$50 per acre. Terms, \$1,000 down, balance at 5%. Address Chas. S. Farr, Lodi, Seneca Co., N. Y.

No. 849—Farm of 107 acres; 3 miles from Caywood P. O. and railway station, on line of L. V. R. R.; $3\frac{1}{4}$ miles

from school; $1\frac{1}{2}$ miles from churches; 3 miles from butter factory. Highways, good. Nearest village, Lodi, population 600, 4 miles distant, reached by highway. Surface, rolling. Soil, clay. Acres in meadow, 50; in natural pasture, 12; in timber, 8, pine and oak, medium size; acres tillable, 95. 50 apple trees, some pear and plum trees. Best adapted to wheat, corn, oats, buckwheat and hay. Large old-fashioned house, in good condition. 3 barns, in good condition. Watered, house and barn by well; fields, by springs and creeks. 3 miles from Seneca Lake. Occupied by tenant; can give possession at once. Reason for selling, owner has too much other business. Price, \$35 per acre. Terms, \$500 to \$1,000 down, balance on easy terms at 5%. Can divide this farm, giving house, 2 barns and timber, about 50 acres, at \$40 per acre; terms 4% interest on deferred payments. Address Chas. S. Farr, Lodi, Seneca Co., N. Y.

No. 850—Farm of 65 acres; $2\frac{1}{2}$ miles from Caywood P. O. and railway station, on line of L. V. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches; 4 miles from butter factory and milk station. Highways, good. Nearest village, Lodi, population 600, 4 miles distant, reached by highway. Surface, gently rolling. Soil, clay loam. Acres in meadow, 30; in natural pasture, 6; in timber, 6; acres tillable, 59. A few apple trees. Best adapted to wheat, corn, oats, buckwheat and hay. Good line fences. House, 6 rooms, in good condition. Large basement barn, 32x70. Watered, house, by 2 wells; living spring in barnyard. $2\frac{1}{2}$ miles from Seneca Lake. Occupied by tenant. Reason for selling, owner has too much other business. Price, \$2,500. Terms, \$500 to \$1,000 down, balance to suit at 4%. Address Chas. S. Farr, Lodi, Seneca Co., N. Y.

No. 851—Farm of 53 acres; 3 miles from Lodi P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at Lodi, on line of L. V. R. R.; $1\frac{1}{4}$ miles from school; 3 miles from churches and creamery. Highways, somewhat hilly but good. Surface of farm, about $\frac{2}{3}$ level, balance hilly. Soil, gravel and loam. Acres in meadow, 30; in natural pasture, 10; in timber, 5; acres tillable, 40. Fruit, about 400 peach trees set 3 years ago; about 20 apple trees, cherries, etc.. all

in full bearing. Best adapted to grain, crops and fruits. Fences, wire, fair condition. House, main, $1\frac{1}{2}$ stories, about 30x15, wing, 1 story, 20x15, poor condition, needs new roof. Outbuildings: barn, 35x40, fine condition; shed and carriage house. Watered, house and barn, by well; fields, by creek and lake. This farm fronts on Seneca Lake; good for cottage sites. Reason for selling, owner has too much property. Price, \$2,800. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address Matilda Crisfield, Lodi, N. Y.

TOWN OF OVID

Population 3,355

*No. 852—Farm of 38 acres; 1 mile from Ovid Center; $\frac{3}{4}$ miles from Ovid; R. D. from Ovid. Rich loam soil. No house. Barn, 60x20. Well watered. Fenced, partly by osage orange hedge. Price, \$2,600. Terms, easy. Address J. M. Sutton, Ovid, N. Y.

*No. 853—Farm of 83 acres; 2 miles from Sheldrake station; R. D. from Interlaken, 3 miles distant. In a good fruit growing belt. Good fruit on place and a good cider mill, 40x50. Rich loam soil. Well watered and fenced, running water being piped to barn. House, 28x28, with good woodshed; all in good repair. Barns, 52x28; 44x30; shed for sheep and cattle, 90x15. Price, \$8,500. Easy terms. Address J. M. Sutton, Ovid, N. Y.

*No. 854—Farm of 110 acres; 3 miles from Ovid; R. D. Well located. Fine farm for grain, live stock or fruit. 8 acres of timber. Well watered and fenced. House, 28x34, with wing, 32x26, in good repair. Barns, 36x80, with straw shed, 16x80, attached; 26x52; 30x52, all good. Running water, piped to barn. Fruit, $1\frac{1}{2}$ acres of good bearing orchard and 5 acres of young apple and peach orchard. Price, \$15,000. Terms, easy. Address J. M. Sutton, Ovid, N. Y.

TOWN OF ROMULUS

Population 2,803

*No. 855—Farm of 185 acres; $\frac{1}{2}$ mile from Hayt Corners; within short distance of school, church and stores. Good fruit of all kinds. About 30 acres

of timber. Well watered. Good house, in good repair, newly painted. Barns, large and ample for the use of farm; there are 2 sets of barn buildings on this farm. Well located and adapted for dairy or grain farm. Price, \$20,000. Terms, confidential. Address J. M. Sutton, Ovid, N. Y.

*No. 856—Farm of 58 acres; 2 miles from Romulus; R. D. Fine fruit growing section. 2 miles from Seneca Lake. Adapted to fruit and general agricultural purposes. Good soil. 2 acres of orchard. Well watered. Good house, newly painted and in good repair. Pleasantly situated. Good barns and shed. Price, \$5,000. Terms, easy. Address J. M. Sutton, Ovid, N. Y.

No. 857—Farm of $122\frac{1}{2}$ acres; 3 miles from Romulus P. O.; 2 miles from Kendaia railway station, on the line of the L. V. R. R.; $\frac{1}{2}$ mile from school; 1 mile from churches; 4 miles from milk station. Highways, good. Nearest village, Ovid, population 700, 4 miles distant, reached by highway. Geneva, 14 miles distant. Surface, level. Soil, loam with clay subsoil. Acres in meadow, 10; in natural pasture and timber, 15; acres tillable, 108. 25 plum trees, 12 peach trees, 30 apple trees, 12 pear trees, and other small fruits. Best adapted to grain raising. Fences, wire. House, 10-room, brick, in good condition. Horse, wagon and cow barn combined, about 30x70; main barn, 32x40; all other small outbuildings in good condition. Watered, house, by good well and cistern; barns, by 2 good wells; 1 well in fields. Seneca Lake about 1 mile distant. Occupied by owner. Reason for selling, poor health of owner. Price, \$7,500. Terms, \$3,000 mortgage can remain at 5%. Address Jay Van Vleet, Romulus, Seneca Co., N. Y.

TOWN OF SENECA FALLS

Population 7,407

No. 858—Farm of 160 acres; 2 miles from Seneca Falls P. O.; 2 miles from railway station at Seneca Falls; 2 miles from school, 7 churches of all denominations and milk station. Highways, good; new State road to be built. Nearest large village, Seneca Falls, population 7,000, 2 miles distant, reached by highway. Surface of farm, level, slightly

* Farm is in hands of agent or real estate man.

rolling. Soil, sandy loam. Acres in meadow, 60; in natural pasture, 10; in timber, 18, elm, maple and ash, very little large timber; acres tillable, 135. Fruit, 40 apple and 5 pear trees. Best adapted to all kinds of grain and hay. Fences, about 400 rods of smooth wire, balance, barbed wire, in good condition. House, old-fashioned farm house, 14 rooms, used for two families. Barn, 40x40; cow barn, 18x40; farm shop; foundation built for barn, 36x64. Watered, house and barn, by well; fields, by springs and brook. 3 miles from Cayuga Lake; 2 miles from Seneca River. A good dairy farm. Sand and gravel bank on farm. Occupied by tenant. Reason for selling, owner wishes to move to city. Price, \$8,500. Terms, \$1,000 down. Owner will rent. Address Lillian R. Arnold, 43 Clinton St., Seneca Falls, N. Y.

TOWN OF WATERLOO

Population 4,429

*No. 859—Farm of 96 acres; 3 miles from Waterloo P. O., R. D. 3, and railway station, on line of the N. Y. C. R. R.; 1 mile from school; 3 miles from churches. Highways, good, nearly level. Nearest large village, Waterloo, population 4,500, 3 miles distant, reached by highway. Surface, rolling. Soil, sandy loam. Acres in meadow, 20; in timber, 3, chestnut, maple, etc.; acres tillable, 85. 6 acres excellent apple orchard; some small fruits. Best adapted to cabbage, potatoes, corn. Fences, mostly wire, in good condition. House,

frame, 9 rooms, old-fashioned, needs some repair. Several barns of good size and in fair condition. Watered, house and barn, by well; fields, by fine spring and pond. Seneca River, 1½ miles distant. Occupied by tenant. Reason for selling, owner desires to invest money elsewhere. Price, \$5,000. Terms, cash or part cash. Address Arthur Maynard, Waterloo, Seneca Co., N. Y., or E. W. Dowden, agent, Waterloo, Seneca Co., N. Y.

*No. 860—Farm of 152 acres; 5 miles from Waterloo P. O., R. D. 3; 1¾ miles from railway station at W. Junius, on line of Pennsylvania Branch of the N. Y. C. R. R.; ¾ mile from school; 2½ miles from churches. Highways, nearly level, fine. Nearest city, Geneva, 5½ miles distant, population about 12,000, reached by highway. Surface, nearly level but rolling in parts. Altitude, about 500 feet. Soil, dark brown loam, drained by tiles and open ditch. Adapted to general crops. Acres in meadow, 40; in timber, 15, chestnut, beech, birch, hickory and cherry; acres tillable, 130. Fruit, about 170 trees, apples, peaches, pears and plums. Watered by 3 wells and springs. Fine house, 14 rooms, hardwood finish, splendid cellars, slate roof. Outbuildings: basement barn, 36x100; straw shed, 30x48, attached; wagonhouse, 30x40. Reason for selling, owner wants smaller farm. Price, \$50 per acre. Terms, part cash, remainder could stand at 5%. Address E. W. Dowden, agent, Waterloo, N. Y.

STEBUEN COUNTY

Population 83,362

TOWN OF BATH

Population 8,554

No. 861—Farm of 41½ acres; 3½ miles from Bath P. O.; 3½ miles from Bath railway station; 4½ miles from Savona railway station; ¾ mile from school. Soil, yellow loam and gravel soil. Acres in meadow, 29; acres pasture, 7; acres timber, 5½. House, 12x16, with wing, 8x12, not in very good condition. Barn and addition, 20x30, with shed and stable. Watered by spring and cistern. Timber land comprises a fine, thrifty grove of

young white or cork pine; also from 7,000 to 10,000 feet of large sawing pine. Fences, pole and rail, in fair condition. Price, \$850. Terms, ¼ down, balance to suit purchaser. Owner will rent with option to buy. Name and address of owner, John H. Bowlby, Bath, N. Y.

No. 862—Farm of 74 acres; 3 miles from Savona P. O.; R. D. 3 and railway station, on line of D. L. & W. R. R. and Erie R. R.; ½ mile from school; 2 miles from Methodist and Baptist churches; 3 miles from butter factory and milk station. Highways, good.

* Farm is in hands of agent or real estate man.

Nearest large village, Bath, 9 miles distant, reached by rail and highway. Surface, part side hill, remainder, level. Rich soil. Acres in meadow, 23; natural pasture, 10; timber, 14, oak, pine, hemlock and chestnut; acres tillable, 60. Fruit, 100 apple trees, 5 plum trees, 4 cherry trees and 1 pear tree. Adapted to all crops grown in this climate. Fences, part rail and part wire, fair condition. House, 24x32, good condition. Outbuildings: barn, 30x40, shed, 34x40, good condition. Watered by well, creek and springs. Occupied by owner. Reason for selling, poor health of owner. Price, \$1,500. Terms, ½ cash. Owner will rent with option to buy. Address Alfred Wixson, Savona, N. Y., R. D. 3.

TOWN OF CAMERON

Population 1,066

No. 863—Farm of 50 acres; 3½ miles from Cameron P. O., R. D. 3 and from Cameron railway station on line of Erie R. R.; 1 mile from school and Methodist church; 3 miles from milk station; 2 miles from small village and cheese factory. Highways, good. Nearest large village, Addison, 12 miles distant, population 2,500, reached by rail or highway. Surface, mostly level. Soil, gravelly loam. Acres in meadow, 40; natural pasture, 4; timber, 6, maple and hemlock; acres tillable, 44. Fruit, 50 apple trees, few pear and plum trees. Best adapted to hay and grain. Fences, poor. House, fair condition, 9 rooms. Outbuildings, barn, 35x40, with basement, good condition; shed, 16x24, fair condition. Watered by springs. Canisteo River, 3 miles distant. Occupied by tenant. Reason for selling, owner cannot attend to farm. Price, \$1,500. Terms, part cash, balance on time. Owner will rent. Address C. O. Jackson, Cameron, N. Y.

*No. 864—Farm of 140 acres; 5 miles from Cameron Mills P. O., R. D. 2, and railway station, on line of Erie R. R.; ½ mile from school, churches and cheese factory. Highways, somewhat hilly. Nearest city, Hornell, 18 miles distant; Corning, 20 miles distant, reached by rail. Surface, hilly. Soil, good. Acres in meadow, 45; in natural pasture, 20; in timber, 20, maple and beech; acres tillable, 100. 50

apple trees and 5 cherry trees. Best adapted to hay, oats, potatoes, corn, dairying and sheep raising. Fences, board and wire, in good condition. Large house, painted white, well built, needs slight repairs to roof and porch. 1 large barn, 2 sheds and straw house attached; dry yard, east exposure; horse and wagon barn; horse and cow barn; hog and corn house. Watered by well; fields, by springs and stream. House is protected from west winds by woods a few rods distant. Occupied by tenant; rented until April 1, 1911. Reason for selling, to settle estate. Price, \$25 per acre. Terms, ½ cash, balance on time to suit purchaser. Will rent if unable to sell. Address M. R. Sanford, 1009 Madison St., Syracuse, N. Y.

TOWN OF CAMPBELL

Population 1,204

No. 865—Farm of 80 acres; 3 miles from Campbell P. O., and railway station, on line of Erie R. R. & D. L. & W. R. R.; 3 miles from school, churches and butter factory. Highways, hilly. Nearest city, Corning, population 14,000, 10 miles distant. Surface, rolling. Soil, gravelly. Acres in meadow, 40; some timber, pine and chestnut. Fruit, apples. Best adapted to corn, potatoes, oats and buckwheat. Fences, poor. No house. Fair-sized barn. Watered by well. Unoccupied. Reason for selling, owner has other business. Price, \$1,000. Terms, \$200 down, balance \$150 each year. Owner will rent on shares or for 1 year with option to buy. Address Geo. R. Sutherland, Campbell, N. Y.

No. 866—Farm of 135 acres; 1½ miles from Savona P. O., R. D. 3; 2 miles from Savona station, on line of the Erie R. R.; ½ mile from school; 1½ miles from Baptist, Methodist, Episcopal and Presbyterian churches and butter factory. Highways, good. This farm is on the main road from Bath to Corning. Nearest villages, Bath, population 4,000, 7½ miles distant, reached by rail or highway; Campbell, population 1,500, 2½ miles distant; Savona, population 700, 1½ miles distant. Surface, level. Soil, loam, gravel and muck. Acres in meadow, 30; natural pasture, 15; timber, 15, oak, chestnut, hickory, elm,

* Farm is in hands of agent or real estate man.

some willow, basswood and pine; acres tillable, 120. Fruit, 69 apple, 15 pear, 13 plum trees, also berries. Best adapted to wheat, corn, rye, etc. Fences, wire. 2 houses; 1 large house; both in good condition. Outbuildings: 2 good barns with basement, water in basement; scale house and other small buildings. Cohocton River about 2 rods from barn. The location is fine, plenty of good water and wood. Good markets, splendid schools. Reason for selling, poor health and advanced age of the owner. Good markets for all kinds of produce. Price, \$7,000. Terms, $\frac{1}{2}$ down, remainder in annual payments. Address Abram Nobles, Savona, N. Y., R. D. 3.

No. 867—Farm of 242 acres, $\frac{1}{2}$ mile from Curtis P. O. and railway station, on line of Erie & D. L. & W. R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches and butter factory. State road laid out. Nearest city, Corning, 7 miles distant, population about 14,000, reached by rail and highway. Surface of farm, some hilly, some rolling, some level, river flats. Soil, black and gravelly loam. Acres in meadow, 69; in natural pasture, 60; in timber, 75, white and yellow pine and different kinds of hard wood, all of good quality; acres tillable, 38. Fruit, 1 acre of apples. Best adapted to hay, all kinds of grain, tobacco, cabbage and onions. Fences, wire and rail, good condition. House, Colonial style, 12 rooms, fair condition. Outbuildings: carriage and horse barn, 32x40; grain barn, 36x42; shed, 20x90; tobacco barn, 32x80; hay barn, 32x44; hay barn, 30x46. Watered, house and barns, by driven well; fields, by springs. Cohocton River runs through farm. Occupied by owner. Reason for selling, owner wants to retire. Price, \$70 per acre. Terms, $\frac{2}{3}$ cash, balance on time. Address Chas. R. Woodward, Curtis, N. Y.

TOWN OF ERWIN

Population 2,211

No. 868—Farm of 175 acres; 2 miles from Painted Post P. O. and railway station; R. D. 1. Soil, clay and sand loam, good. Some timber, white pine, small. Medium-sized house, in good condition. Barn, 60x38, in good condition. Premises well watered. Fences, wire, mostly good. This farm is about

4 or 5 miles from Corning. Price, \$40 per acre. Terms, cash preferred but would leave part on mortgage. Address Mrs. Harriet M. Wilkes, Bath, N. Y., R. D. 1.

*No. 869—Farm of 250 acres; 2 miles from Painted Post P. O., R. D. 1; 2 miles from railway station at Painted Post, on line of Erie, D. L. & W. R. R.; 1 mile from school; 2 miles from churches; 4 miles from cheese factory. Highways, State road. Nearest city, Corning, population about 14,000, $4\frac{1}{2}$ miles distant, reached by rail and highway. Surface of farm, rolling. Soil, river flats and gravel. Adapted to all crops grown in this climate. Fences, mostly wire, good. House, in good condition. Barn, in fair condition. Watered, house, by pump. Occupied by tenant. Reason for selling, to close an estate. Price, \$10,000. Terms, easy. Address Reuben Lyon, agent, Bath, N. Y.

TOWN OF HORNBY

Population 870

No. 870—Farm of 28 acres; 5 miles from Beaver Dams P. O., R. D. 3; 5 miles from railway station at Beaver Dams, on line of N. Y. C. R. R.; $\frac{1}{2}$ mile from school and church; 7 miles from butter factory. Highways, good. Nearest city, Corning, population about 14,000, 7 miles distant, reached by highway. Altitude, 1,900 feet. Soil, clay subsoil. Acres in meadow, 8; in natural pasture, 14; in timber, 6, maple, ash and hemlock; acres tillable, 15. Fruit, apples and pears. Best adapted to hay and grain. Fences, rail, wire and board. House, 12 rooms, fair condition. Barn, 26x34, fair condition. Watered, house, by well; barn and fields, by spring. This farm is located 3 miles from Hornby Lake. Occupied by owner. Reason for selling, owner has more land than he can attend to. This would make a fine poultry farm and keep a horse and 2 cows. Price, \$1,000. Terms, \$500 down, balance on easy terms. Address E. J. Easterbrook, Beaver Dams, N. Y., R. D. 3.

No. 871—Farm of 147 acres; 6 miles from Cooper's Plains P. O.; R. D. 3 from Beaver Dams; 6 miles from rail-

* Farm is in hands of agent or real estate man.

way station at Cooper's Plains, on line of D. & L. R. R.; $\frac{1}{8}$ mile from school; 2 miles from church; 6 miles from butter factory. Highways, good. Nearest city, Corning, population about 14,000, 9 miles distant. Altitude, 1,900 feet. Soil, lime subsoil. Acres in meadow, 20; in natural pasture, 30; in timber, 40, hemlock, maple, ash and birch; acres tillable, 75. Fruit, apples and pears. Best adapted to clover, timothy, wheat, oats, buckwheat and potatoes. Fences, stone, wire, board and rail, fair condition. House, upright, 18x24, with ell, 18x20, good cellar, fair condition. Outbuildings: main barn, 40x50, hip roof, basement; stock barn, 24x64, hip roof, good condition. Watered, house, by well of soft water; barns, by spring; fields, by spring and creek. This farm is 4 miles from Hornby Lake. Occupied by owner. Reason for selling, advanced age of owner. Price, \$2,500. Terms, \$500 down, balance on time. Address Wm. Butler, Beaver Dams, N. Y., R. D. 3.

TOWN OF HOWARD

Population 1,461

No. 872—Farm of 115 acres; 2 miles from Howard P. O.; 5 miles from Avoca station, on line of Erie R. R. and D. L. & W. R. R.; R. D. 2 from Kanona. Highways, good. Soil, hill, gravelly, bottom land, loam and muck. Acres in meadow, 25; tillable, 50; natural pasture, 25; timber, 15, beech and maple of medium size. Fruit, 40 apple trees. Best adapted to rye, oats, buckwheat and corn. Altitude, 1,400 to 1,600 feet. Fences, wire, in fair condition. House, 2 stories, brick, 32x29, with wood addition, 25x16. Barn, 30x35, with wing, 32x29, containing granary and cow stable, with hay loft above; shed, 24x28; horse barn, 25x35; hog- and henhouse, 2 stories, 12x16; woodhouse, with workshop above, 16x24. Watered, house, by spring; barns and fields, by springs and creek. This farm is well adapted to dairy purposes. It is known as the Trout Brook Farm, having a trout pond fed by a large spring. Reason for selling, owner is not a farmer. Price, \$2,500. Terms, \$500 down, balance on time at 5%. Owner will rent with option to buy. Address W. P. Kyser, 121 W. William St., Bath, N. Y.

TOWN OF PRATTSBURG

Population 1,834

No. 873—Farm of 115 acres; $1\frac{1}{2}$ miles from Prattsburg P. O.; 1 mile from Bean railway station, on line of Kanona & Prattsburg R. R.; R. D. 5 from Prattsburg. Highways, in good condition. Soil, gravelly loam. Acres in meadow, 70; timber, 10, hemlock and beech, small; all tillable except wood lot. Fruit, 70 apple trees. Adapted to general farming. Occupied by owner. Fences, rail and wire, in poor condition. House, large, 2 stories, with annex, in good condition. Barn, 32x80, with basement under all, shed, 24x40, in fair condition. Watered, house and barns, by well; fields, by springs and brooks. Reasons for selling, owner has other business which requires close attention. Name and address of owner, W. W. Babcock, Prattsburg, N. Y.

TOWN OF TUSCARORA

Population 1,006

*No. 874—Farm of 200 acres; 4 miles from Addison P. O., R. D. 3, and railway station, on line of Erie R. R.; 1 mile from school; $\frac{1}{2}$ mile from church; $1\frac{1}{2}$ miles from cheese factory and milk station; 9 miles from milk condensing plant. Highways, somewhat hilly. Nearest large village, Addison, population about 2,500, $4\frac{1}{2}$ miles distant, reached by highway. Surface of farm, rolling. Altitude, about 1,300 feet. Soil, gravelly. Acres in meadow, 150; in timber, 50, mostly hard wood; all tillable except woodland. Fruit, apples, about 20 trees. Best adapted to hay and oats. Fences, wire, good condition. House, large, fair condition. Outbuildings: cow barn, 28x40; grain barn, 30x40; horse barn, 36x40; good granary and ice house. Watered, house and barn, by well; fields, by spring. This would make a good dairy farm. Occupied by tenant. Reason for selling, owner cannot attend to farm. Price, \$4,000. Terms, \$2,000 cash, balance on mortgage for 3 years. Address A. G. Crane, agent, Addison, N. Y.

*No. 875—Farm of 160 acres; 5 miles from post office and railway station at Addison, on line of Erie R. R.; 1 mile from school; $\frac{1}{2}$ mile from church; 2 miles from cheese factory and milk sta-

* Farm is in hands of agent or real estate man.

tion. Highways, hilly. Nearest large village, Addison, population about 2,500, reached by highway. Surface of farm, rolling. Altitude, 1,300 feet. Soil, loam and gravel. Acres in meadow, 160; acres tillable, 160. Best adapted to hay, oats and potatoes. Fences, wire, good condition. House, in good condition. Barns, in good condition. Watered by well. This would make a good dairy farm. Occupied by tenant. Price, \$3,500. Terms, \$2,000 cash, balance on mortgage for 3 years. Address A. G. Crane, agent, Addison, N. Y.

TOWN OF URBANA

Population 2,659

No. 876—Farm of 102 acres; 4 miles from Hammondsport P. O. and railway station, on line of B. & H. R. R.; R. D. 4 from Hammondsport. Highways, good. Soil, mostly gravelly loam, clay subsoil. Acres in meadow, 40; tillable, 90; natural pasture, 20; timber, 8, maple, oak and chestnut, second growth. Fruit, 60 apple trees, some plums and cherries. Adapted to oats, corn, barley and buckwheat. Fences, wire and rail, in fair condition. Large house, in good condition. Barns: grain barn, 30x40, sheds attached; wagonhouse, 26x36; toolhouse, 20x24; hog- and poultry-house. Watered, house, by well and cistern; barn, by well; fields, by springs. Reasons for selling, owner engaged in other business. Price, \$3,000. Terms, $\frac{2}{3}$ down, balance on time. Owner will rent. Name and address of owner, Fred W. Locke, Hammondsport, N. Y.

No. 877—Farm of 252 acres; 5 miles from railway station; 1 mile from school and Baptist church; R. D. 2 from Savona. Good dirt road. Nearest large villages: Savona, population 1,000; Bath, population 4,000. Rolling surface. Gravelly loam soil. 40 acres in timber; 152 acres tillable. 100 apple trees, some pears, plums and cherries. Best adapted to corn, oats, wheat and potatoes. Fences, stump, rail and wire. House, 9 rooms, in good condition. 4 barns, one, 32x76, one, 32x60, two, 32x40, all with basements; sheep barn, 30x90; hoghouse; toolhouse; all in good condition. Watered, house, by well and cistern; barns and fields, by well and springs. Keuka Lake, 3 miles distant. Reason for selling, advanced age of owner. This is one of the best stock

farms in the county. It has been in the family since 1866 and never been leased. Price, \$45 per acre. Address Lloyd J. Watkins, Bath, Steuben Co., N. Y.

TOWN OF WAYNE

Population 643

No. 878—Farm of 87 acres; $1\frac{1}{2}$ miles from village of Wayne; $2\frac{1}{2}$ miles from Keuka P. O.; 6 miles from Hammondsport railroad station; R. D. Soil, gravel and loam. Acres in meadow, 60; acres pasture, about 12; acres timber, 6. House, 22x24, main, kitchen and woodshed, 18x30, in good condition. Main barn, 30x60; shed, 24x50, all newly shingled. Watered by well, springs and creek. Fences, mostly wire, in fair condition. Good orchard. 1 acre of grapes. Nice location, between Lake Keuka and Waneta. Reason for selling, to settle an estate. Price, \$2,500. Terms, \$1,000 down. Owner will rent on shares or with option to buy. Name and address of owner, Theodore Campbell, Keuka, N. Y.

TOWN OF WOODHULL

Population 1,455

No. 879—Farm of 250 acres, 3 miles from Woodhull P. O., R. D. 2; 6 miles from Elkland, Pa., railway station, on the N. Y. C. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from cheese factory. Highways, good. Nearest village, Woodhull, population 800, reached by highway. Surface, rolling. Soil, clay loam. Acres in meadow, 80; natural pasture, 75; timber, 35, oak and chestnut; acres tillable, 60. Fruit, 100 apple trees, 20 plum trees. Best adapted to potatoes, buckwheat, oats, hay, etc. Fences, wire and stump. House, 32x16, good condition. Outbuildings, 3 barns, 34x44 each, with basements, good condition. Watered, house, by well; barns and field, by springs. This farm is suitable for sheep and other livestock breeding. Occupied by owner. Reason for selling, owner desires to retire. Price, \$6,000. Terms, \$2,000 down, remainder on time. Owner will rent. Address Andrew Durkin, Woodhull, N. Y., R. D.

No. 880—Farm of 640 acres; 7 miles from Addison P. O. and railway station, on line of Erie R. R.; 2 miles from school; 5 miles from churches; $1\frac{1}{4}$ miles from cheese factory and milk station; 6 miles from milk condensing

* Farm is in hands of agent or real estate man.

plant. Highways, hilly. Nearest large village, Addison, population about 2,500. Surface of farm, rolling. Altitude, about 1,200 feet. Soil, generally gravelly. Acres in meadow, 100; in natural pasture, 100; in timber, 440, mostly hard wood; all tillable, except woodland. Best adapted to hay and oats. Fences, wire, good condition. House, 8 rooms, good condition. Out-

buildings: barn, 32x66; barn, 20x30; barn, 20x64; barn, 26x36; 2 tobacco sheds, 26x48; shed, 16x50. Watered, house, by well; barns, by springs. Tuscarora Creek runs through farm. Reason for selling, owner cannot attend to farm. Price, \$11,000. Terms, \$5,000 cash, balance on mortgage for 3 years. Address A. G. Crane, agent, Addison, N. Y.

SUFFOLK COUNTY

Population 96,138

TOWN OF BABYLON

Population 9,080

*No. 881—Farm of 45 acres; $1\frac{1}{2}$ miles from Babylon P. O.; $1\frac{1}{4}$ miles from Babylon railway station, on line of L. I. R. R.; $1\frac{1}{4}$ miles from school; $1\frac{1}{2}$ miles from churches. Nearest city, New York, about 20 miles distant, reached by highway. Surface of farm, level. Soil, heavy loam. Acres in natural pasture, 20; in timber, 5, pine, oak and chestnut. Fruit, apples, peaches and pears. Best adapted to potatoes, corn, hay and all other crops suited to this locality. Fences, picket and rail. House, large, fine condition. Large barn, good condition. Watered, house and barns, by pumps. Small lake on property. Occupied by owner. Price, \$25,000. Terms, $\frac{1}{2}$ cash. Address Henry Oakley, agent, Babylon, L. I., N. Y.

*No. 882—Farm of 7 acres; $1\frac{1}{2}$ miles from Babylon P. O.; $\frac{1}{2}$ mile from Babylon railway station, on line of L. I. R. R.; $\frac{1}{2}$ mile from school; $1\frac{1}{2}$ miles from churches and milk station. Nearest large village, Babylon, population about 4,000, reached by highway. Surface of farm, level. Soil, loam. Acres tillable, 6. Fruit, peaches, apples and pears. Best adapted to truck gardening. House, 7 rooms. Good outbuildings. House, watered by pump. Occupied by owner. Reason for selling, owner in other business. Price, \$5,000. Terms, \$1,000 cash. Address Henry Oakley, agent, Babylon, L. I., N. Y.

*No. 883—Farm of 102 acres; 1 mile from Deer Park P. O. and railway station, on line of L. I. R. R.; $\frac{1}{4}$ mile from school and Methodist church; 1 mile from milk station. Highways, level

and good. Nearest city, New York, reached by highway. Surface of farm, part level and part rolling. Soil, good, heavy loam, underlined with gravel. Acres in natural pasture, 50; in timber, 72, oak, chestnut, walnut and hickory; acres tillable, 50. Fruit, apples, pears, peaches, quinces, cherries and plums. Best adapted to potatoes, corn, cabbage and fruits. Fences, in good condition. Large house, in good condition. Large barn, in good condition. Watered by springs. Reason for selling, owner has other interests. Price, \$20,000. Terms, to suit purchaser. Address Henry Oakley, agent, Babylon, L. I., N. Y.

No. 884—Farm of 230 acres; $\frac{3}{4}$ mile from Deer Park P. O. and railway station, on line of L. I. R. R.; $\frac{1}{4}$ mile from school and Methodist church. Nearest city, New York, population over 4,000,000, reached by highway; nearest large village, Babylon, population about 4,000. Surface of farm, rolling. Altitude, about 150 feet. Good loam soil. Acres in natural pasture, 170; acres in timber, 60, oak and chestnut; acres tillable, 170. Fruit, apples, pears and peaches. Best adapted to hay, corn and potatoes. Fences, rail. House, medium size, in good condition. Large barns, in good condition. Watered by wells. Occupied by owners. Reasons for selling, to close an estate. Price, \$350 per acre. Terms, $\frac{1}{2}$ cash. Address The W. V. Whitson heirs, Deer Park, N. Y.

TOWN OF BROOKHAVEN

Population 16,737

No. 885—Farm of 10 acres; $\frac{1}{8}$ mile from Holbrook P. O.; few rods from railway station at Holbrook, on line of L. I. R. R.;

* Farm is in hands of agent or real estate man.

$\frac{1}{4}$ mile from school; 250 feet from Lutheran church. Highways, good, level dirt roads. Nearest large village, Patchogue, population about 5,000, 6 miles distant. Surface of farm, level. Altitude, about 100 feet. Soil, sandy loam. Acres tillable, 10. Fruit, about 800 trees, peaches, quinces, apples, pears and plums. Best adapted to truck gardening. Fences, wire, good. House, 24x28, 7 rooms, built of concrete, cement blocks, first-class condition. Out-buildings: barn, 24x24; granary; wagon sheds; pigpen; chickenhouses. Watered by pump in kitchen and at barn. There are on this farm a well-established asparagus bed, rhubarb, strawberries, raspberries, currants and gooseberries. Small lake, $1\frac{1}{2}$ miles from farm. Occupied by owner. Reason for selling, other interests demand owner's attention. Price, \$6,500. Terms, \$2,500 cash, remainder at 5% interest. Owner will rent. Address Robt. Johnston, Holbrook, L. I., N. Y.

TOWN OF RIVERHEAD

Population 5,345

*No. 886—Farm of 35 acres; 5 miles from Riverhead, P. O., R. D.; 4 miles

from railway station at Aquebogue, on line of L. I. R. R.; $\frac{1}{2}$ mile from school and churches. Highways, good. Surface of farm, rolling. Soil, loam, good. 5 acres of timber; acres tillable, 30. Best adapted to potatoes and cauliflower. Fences, rail. House, 8 rooms, fair condition. Barns, in fair condition. Watered by cistern. Occupied by tenant. Long Island Sound adjacent to farm. Price, \$9,000. Terms, $\frac{1}{2}$ cash. Address Dugan Brothers, agents, Riverhead, N. Y.

*No. 887—Farm of 78 acres; 5 miles from Riverhead P. O., R. D.; 4 miles from railway station at Aquebogue, on line of L. I. R. R.; $\frac{1}{4}$ mile from school and church. Highways, good. Surface of farm, rolling. Soil, loam, good. Acres in timber, 24, mostly oak; acres tillable, 54. Best adapted to potatoes and cauliflower. Fences, rail. House, 7 rooms, fair condition. Barn, in fair condition. Watered by cistern. Occupied by tenant. Price, \$225 per acre. Terms, $\frac{1}{2}$ cash. Address Dugan Brothers, agents, Riverhead, N. Y.

SULLIVAN COUNTY

Population 33,808

TOWN OF BETHEL

Population 2,164

No. 888—Farm of 350 acres; $1\frac{1}{2}$ miles from Stevensville P. O.; $3\frac{1}{2}$ miles from railway station at Ferndale, on line of N. Y. O. & W. R. R.; $\frac{3}{4}$ mile from school; $1\frac{1}{2}$ miles from churches; $\frac{1}{2}$ mile from butter factory; 3 miles from cheese factory; $3\frac{1}{2}$ miles from milk station; $1\frac{1}{2}$ miles from milk shipping creamery. Highways, some hill and good dirt road. Nearest large villages: Liberty, population 2,500, 5 miles distant; Monticello, population 2,500, 7 miles distant, reached by highway. Surface, rolling. Altitude, about 1,400 feet. Soil, good, red slate. Acres in meadow, 100; in natural pasture, 100; in timber, 50, hemlock, maple and beech; acres tillable, 200. Fruit, 50 apple trees, 24 pear trees and 5 cherry trees. Best adapted to rye, hay oats, corn and berries. Fences, wire and stone, good around pastures. House,

26x36, 2 ells, steam heat, bath, all in good shape. Outbuildings: silo, 20x34; barn, 36x180; shop, 40x20; carriage-house, 18x24; toolhouse, 40x17; ice-house and henhouse, 12x18. Watered, house and barns, by reservoir; fields, by brook and springs. Several lakes from 1 to 5 miles from farm. Occupied by owner. This farm will keep 75 cows and 10 or 12 horses, beside hens and pigs. Reason for selling, owner has other interests. Price, \$18,000. Terms, $\frac{1}{2}$ cash, balance to suit purchaser. Address W. M. Hall, Stevensville, N. Y.

TOWN OF COCHECTON

Population 1,142

No. 889—Farm of 33 acres, 1 mile from Cochection Center P. O.; 5 miles from railway station at Cochection, on line of Erie R. R.; 1 mile from school and church; 8 miles from butter factory and cheese factory; 5 miles from milk station. Highways, good, some

* Farm is in hands of agent or real estate man.



FIG. 42.—House on Farm 888, Town of Bethel, Sullivan County.



FIG. 43.—Outbuildings on Farm 888, Town of Bethel, Sullivan County.

hills. Nearest village, Lake Huntington, population 150, $1\frac{1}{2}$ miles distant, reached by highway. Surface, level. Acres in meadow, 20; in natural pasture, 13; acres tillable, 27. About 30 fruit trees. Adapted to all kinds of crops. Fences, in fair condition. House, 5 rooms, in fair condition. Outbuildings: barn, 48x24; wagonhouse, 20x30; woodhouse, 12x20; chickenhouse, 18x12. Watered by well. $1\frac{1}{2}$ miles from Lake Huntington. Reason for selling, owner has other business. Price, \$1,250. Terms, cash. Owner will rent with option to buy. Address T. F. Scott, Cocheton, Sullivan Co., N. Y.

No. 890—Farm of 350 acres, in western part of Sullivan County, on the Ten Mile River; 6 miles from the railway station at Narrowsburgh, on the Erie R. R. main line; 123 miles from New York City. This property is located on the main road and cross road at Cocheton Center which is in the direct line of the proposed State road, 2 miles from Lake Huntington, a beautiful summer resort. There is a daily stage service, carrying the mail to and from Narrowsburgh, which has a post-office, general store, school and blacksmith shop. Acres tillable and in pasture, 150; balance, wood land, second growth white pine, hemlock, birch, beech, maple, about 100,000 feet of lumber, consisting chiefly of pine and hemlock and about 300 cords of poplar. Fine trout stream running through property. About 300 yards east of house is an artificial lake, formed by a dam built across the Ten Mile River; this lake is well stocked with pickerel and has an area of about 25 feet; dam has heavy wall, 16 feet through, and faced with about 1 foot of concrete; affords good water power. On the west shore of lake is a beautiful pine grove, good hunting ground for small game such as rabbits and partridges. House, 15 rooms, good condition. Outbuildings: barn, 50x60, with concrete basement; stable for horses and cattle; barn, 31x76; barn, 36x64, used for storing hay and grain; blacksmith shop and workshop, 20x40; wood- and coalhouse, 16x18, with sleeping room above; henhouse, 16x41, with concrete floor. There is a spring on the hillside, with elevation enough to have running water in both house and barn. Reason for selling, death of owner's wife. Price for whole

farm, \$15,000. This price includes horses, cattle, chickens, pigs, wagons, sleighs, harness, all farm machinery and tools. Owner will divide property and sell 325 acres, consisting of barns, stream, lake and woodland, for \$10,000. Address R. B. Heinle, Cocheton Center, N. Y.

No. 891—Farm of 90 acres; $\frac{1}{2}$ mile from Lake Huntington P. O.; 5 miles from railway station at Cocheton, on line of Erie R. R.; 1 mile from school and churches; 5 miles from milk station. Highways, good. Nearest large villages, Monticello and Liberty, 18 miles distant. Surface of farm, rolling and level. Altitude, 1,200 feet. Soil, good, loam. Acres in meadow, 5; in natural pasture, 15; in timber, 70, birch, beech and maple. Fruit, 17 young trees, berries and grapes. Best adapted to corn, oats, rye, potatoes, hay and buckwheat. Fences, barbed wire. House, 15 rooms, bath, toilet, heat and gas. Outbuildings: new barn, 28x30, and 2 hen-houses. Watered, house, by running spring water; fields, by spring. This farm is situated on the shore of Lake Huntington, a summer resort. Occupied by owner. Reason for selling, owner has too much property. Price, \$7,500. Terms, $\frac{1}{2}$ cash, balance on time. Address Alfred Dittmar, Lake Huntington, N. Y.

TOWN OF DELAWARE

Population 1,842

No. 892—Farm of 50 acres, 6 miles from Callicoon P. O., R. D. 1 and from railway station, on line of Erie R. R.; 1 mile from school; $2\frac{1}{2}$ miles from churches; $1\frac{1}{2}$ miles from cheese factory. Highways, State road. Nearest village, Jaffersonville, population 800, 2 miles distant. Surface, rolling. Soil, good. Acres in meadow, 15; natural pasture, 10; timber, 5; acres tillable, 20. Fruit, about 80 apple trees, some pear trees, 15 grapevines. Best adapted to oats, corn, potatoes, hay, etc. Fences, stone, good condition. House, 31x80, $2\frac{1}{2}$ stories, almost new. Outbuildings: barn, 30x40, 38x40; shed, 20x40, good condition. House and barns, watered by wells; fields, by springs. Kenoza Lake, $1\frac{1}{4}$ miles distant. This is a fine location for summer boarding place, capacity 35 people. Occupied by owner. Reason for selling, advanced age of owner. Price, \$6,000. Terms, $\frac{2}{3}$ cash, balance on mortgage. Owner will rent.

Address Fred Justin, Callicoon, N. Y.,
R. D. 1.

TOWN OF NEVERSINK

Population 1,748

No. 893—Farm of 200 acres; $1\frac{1}{4}$ miles from Grahamville; 12 miles from Fallsburg. Good stock farm, fine location. Plenty of wood, consisting of about 1,000 sugar maple trees and a quantity of oak and chestnut. Sugar bush, equipped with evaporator for making maple sugar. Fine trout stream. Contains one of the finest locations for a fish pond and hatchery in the State. House, 44x48, with wing, 24x26, in good repair, well painted. Large barns and all necessary outbuildings, nearly new. Watered by springs and brook. Well fenced. Farm is well provided with machinery, new engine, ensi-elevator, 50-ton silo in barn, thresher and cleaner, wood saw, corn planter. Meadows all mowed with machine. Will be sold with or without machinery. Reason for selling, owner not able to work on farm having only one hand. Price and terms, on application to owner, Thomas Barkley, Grahamsville, N. Y.

TOWN OF ROCKLAND

Population 3,455

No. 894—Farm of 280 acres; $3\frac{1}{2}$ miles from Livingston Manor, on line of O. & W. R. R.; 2 miles from school; $3\frac{1}{2}$ miles from churches and milk station. Highways, good dirt roads. Nearest villages: Livingston Manor, $3\frac{1}{2}$ miles distant; Liberty, population 2,500, 12 miles distant, reached by rail and highway. Surface of farm, rolling. Altitude, 1,500 feet. Soil, red slate loam. Acres in meadow, 70; in natural pasture, 70; in timber, 140, hemlock, pine and hard wood; acres tillable, 140. 29 apple and 4 pear trees. Best adapted to hay, potatoes, oats, corn and buckwheat. Fences, wire and stone wall, in fair condition. House, 20x29, with addition, 24x30, fair condition. Barn, 48x56; one, 48x39; and one, 18x24. Watered, house and barns piped. Fields, piped and watered by springs. Occupied by owner. Reason for selling, owner wishes to go into other business. Owner will rent with option to buy. Price, \$7,500. Terms, $\frac{1}{2}$ down. Address J. P. Johnson, Livingston Manor, Sullivan Co., N. Y.

TIOGA COUNTY

Population 25,624

TOWN OF BERKSHIRE

Population 846

No. 895—Farm of 168 acres; $2\frac{1}{2}$ miles from Berkshire P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at Berkshire, on line of L. V. R. R.; 1 mile from district school; $2\frac{1}{2}$ miles from high school, churches, butter factory, milk station and milk condensing plant. Highways, somewhat hilly but good. Nearest city, Ithaca, population about 15,000, $18\frac{1}{2}$ miles distant; nearest large village, Owego, population about 5,500, $18\frac{1}{2}$ miles distant. Surface of farm, mostly level and rolling, one large hill in pasture. Soil, clay loam and black loam. Acres in meadow, 30; in natural pasture, 40; in timber, 35, oak, ash, basswood, chestnut, maple and beech; acres tillable, 93. Fruit, cherries, apples, pears, plums, grapes, berries. Best adapted to grass, oats, corn, buckwheat and potatoes. Fences, rail and wire, fair condition. House, 11 rooms, good condition, painted in 1910. Outbuildings: hay barn, 30x80;

another, 20x56; another, 20x25; granary and work shop, 16x19; icehouse, 12x14; good, all but floor in basement of hay barn. Watered by spring. Small lake, $1\frac{1}{2}$ miles from farm. Occupied by owner. Reason for selling, owner wants to give up farming. Price, \$5,500. Terms, $\frac{1}{2}$ cash, balance on first mortgage at 5%. Address Edmund R. Graves, Sr., Berkshire, N. Y.

TOWN OF CANDOR

Population 2,911

No. 896—Farm of 36 acres; $\frac{1}{4}$ mile from Candor P. O.; and railway station on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from churches and butter factory; 4 miles from cheese factory; $\frac{1}{4}$ mile from milk station. Highways, partly level, remainder hilly. Nearest large village, Owego, 10 miles distant, reached by rail and highway. Good soil. Acres tillable, 15. Best adapted to general farming. Fences, wire and wood, good condition. Large house, fine condition. Large barn, fine

condition. Watered by well. Catatonk Creek, $\frac{1}{4}$ mile from farm. Occupied by owner. Price, \$5,000. Terms, upon application. Address Rev. M. F. Manus, Candor, N. Y.

TOWN OF OWEGO

Population 7,474

No. 897—Farm of 406 acres; 2 miles from Apalachin P. O. and railway station, on line of D. L. & W. R. R.; $\frac{1}{4}$ mile from school, 2 miles from churches, butter factory and milk station. Highways, soon will be macadamized road $\frac{1}{2}$ way. Nearest city, Binghamton, population about 50,000, 14 miles distant, reached by rail and highway. Surface, some rolling, mostly level. Soil, shaly and clay loam. Acres in natural pasture, 100; acres in timber, 300, oak, hemlock, pine and chestnut; acres tillable, 100. Fruit, a few apple, cherry and plum trees. Best adapted to hay, oats, corn, potatoes, buckwheat and wheat. Fences, wire and rail, poor condition. House, 18x30, $1\frac{1}{2}$ stories, poor condition. Outbuildings: barn, 30x40, poor condition; wagonhouse, fair condition. Watered by well, spring and creek. Susquehanna River is 1 mile from farm. Reason for selling, owner cannot work farm. Price, \$4,500. Terms, $\frac{1}{2}$ cash, balance to suit purchaser. If desired, owner will reserve sawing timber and leave wood and will then sell for \$2,500. Wood is worth about \$20 per acre. Owner will rent for cash or on shares. Address F. E. Boardman, Owego, N. Y.

No. 898—Farm of 72 acres; 1 mile from Campville P. O. and railway station on line of Erie R. R.; $\frac{3}{4}$ mile from school; 1 mile from church; $\frac{1}{2}$ mile from butter factory and cheese factory; 1 mile from milk station. Highways, good, level. Nearest large village, Owego, 8 miles distant, reached by rail and highway. Surface of farm, 9 acres level, balance rolling. Altitude, 830 feet. Soil, gravel and loam. Acres in meadow, 9; in natural pasture, 50; in timber, 10, oak, maple, chestnut, hickory and pine; acres tillable, 60. Fruit, apples, plums, cherries, pears. Best adapted to corn, oats, wheat, potatoes, buckwheat, clover and grass. Fences, wire, each side, good; field fences, rail, poor. House, 25x25, with ell. 2 stories, good condition, except new shingles needed on piazza. Outbuildings: barn,

40x50, fine old frame, boards not new or painted, good ell for cows, 25x30, stanchions for 5 cows, 3 box stalls. Watered by well and spring; water piped from spring into house and barn. Susquehanna River runs by farm with water front. Occupied by owner. This farm is 14 miles west of Binghamton. 15 acres seeded now. Reason for selling, advanced age of owner. Price, \$2,500. Terms, cash or \$1,500 down and balance on mortgage. Owner will rent for \$200 per year, tenant to seed 15 acres each year. Address Emily R. Schoff, Campville, N. Y.

No. 899—Farm of 45 acres; 1 mile south of Apalachin P. O. and railway station, on line of D. L. & W. R. R.; $\frac{1}{2}$ mile from school; 1 mile from Protestant churches; R. D. 1 from Apalachin. Roads in vicinity, good. Nearest large village, Owego, population, 5,500, 6 miles distant, reached by rail and highway. Occupied by owner. Surface, level and rolling. Soil, clay loam. Acres in meadow, 43; natural pasture, 2; timber, 1, oak and chestnut; acres tillable, 43. Fruit, 100 apple trees, 100 sour and sweet cherry trees, pears, plums, peaches and grapes. Best adapted to fruit, potatoes and other crops, but especially fruits. Fences, woven wire and rail. House, 16x24, with a 16x20 addition, good cellar, first-class condition. Outbuildings: barn, 30x40; barn, 16x20; barn, 16x32, with basements, in good condition; barns have new roofs; also new carpenter and blacksmith shops. Watered, house and barns, by well; fields, by springs. Forest Lake 20 rods from back end of farm. This farm is located in a good neighborhood with a pleasant view of the Susquehanna River. Telephone in house. Farm is in a fine state of cultivation. Reason for selling, poor health of owner. Price, \$2,500. Terms, \$1,000 cash, balance on time. Address Wm. W. Jewett, Apalachin, N. Y.

TOWN OF RICHFORD

Population 925

No. 900—Farm of 160 acres; $1\frac{1}{4}$ miles from Harford Mills P. O. R. D. 1, and railway station at Harford Mills, on line of L. V. R. R.; $1\frac{1}{4}$ miles from school, churches, butter factory, cheese factory, milk station; 3 miles from milk condensing plant. Highways, level. Nearest city or large village, Cortland,

population about 12,000, 18 miles distant, reached by rail and highway. Surface of farm, mostly level. Soil, muck. Acres in meadow, 40; in natural pasture, 40; in timber, 30, second-growth chestnut and birch; acres tillable, 160. Fruit, apples. Best adapted to potatoes, oats, corn, hay and dairying. Fences, board and wire, good condition. House, upright, with 10 rooms, wing, with 3 rooms. Outbuildings: one barn, 36x68, new, cement basement; hay barn, 18x24; silo; granary and henhouse. Watered by running water. Occupied by owner. Reason for selling, advanced age and poor health of owner. Price, \$35 per acre. Terms, $\frac{1}{2}$ down, remainder at $4\frac{1}{2}\%$ interest. Address Chas. A. Phoenix, Richford, N. Y.

No. 901—Farm of 60 acres; $1\frac{1}{2}$ miles from Harford Mills P. O., R. D. 2 and railway station at Harford Mills, on line of L. V. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from churches, butter factory, cheese factory and milk station; $3\frac{1}{2}$ miles from milk condensing plant. Highways, somewhat hilly, but good. Nearest city, Cortland, 20 miles distant, reached by railway. Surface, some hilly, some rolling, part level. Good soil. Acres in meadow, 15; in natural pasture, 15; all tillable. Fruit, apples, pears and cherries. Best adapted to oats, buckwheat, millet, corn and potatoes. Fences, wire. House, 10 rooms, rather poor condition. Outbuildings: barn, 40x60, newly roofed and new doors, fair condition. Watered by well and springs. Reason for selling, owner has other business. Price, \$15 per acre. Terms, $\frac{1}{2}$ down, remainder on mortgage. Owner will rent. Address Mrs. C. L. Carr, Harford Mills, N. Y.

TOWN OF SPENCER

Population 1,529

No. 902—Farm of 400 acres; about 3 miles from Spencer P. O. and railway station, on line of L. V. R. R. & E. C. & N. R. R.; R. D.; $\frac{1}{4}$ mile from school. Highways, very good. Acres in meadow, 50 to 60; acres tillable, 130 to 140; acres, natural pasture, about 30; acres timber, 150 to 200, nearly all kinds. About 50 fruit trees. Occupied by tenant. Fences, stump and wire, in fair condition. House, 7 rooms, in good condition, newly painted. Barn, 40x60, with basement, shed and silo attached, in good condition, newly

painted. Reason for selling, advanced age of owner. Watered by well and springs. A good dairy farm. Price, \$20 per acre. If entire farm can be sold, owner will take \$15 per acre. Terms, easy. Name and address of owner, Seymour Seely, Spencer, N. Y.

No. 903—Farm of 424 acres which can be divided to make 3 or 4 farms, so that each farm will be well situated and each be on a public, well-traveled road. Barn, 40x60, in good condition. House, 5 rooms. Good amount of timber and wood. This farm joins Farm 902 and Farm 904, making in all over 1,000 acres. 10 or 12 families could settle there and each have a nice farm. Price, \$20 per acre. Address Seymour Seely, Spencer, N. Y.

No. 904—Farm of 234 acres; about 3 miles from Spencer P. O. and railway station, on line of L. V. R. R. and E. C. & N. R. R.; R. D.; 80 rods from school. Good soil. Acres in meadow, 50 to 60; tillable, 150 to 170; natural pasture, 30 to 40; timber, 15 to 20, hemlock, pine, beech, birch, maple ash and basswood, second growth. About 75 fruit trees. Best adapted to oats, buckwheat, corn and potatoes. Fences, stump and wire, very good. House, 8 rooms, with summer kitchen, very good condition. Barn, 30x64, with basement and shed, in fair condition. Watered by well, springs and stream. A good dairy farm. Reason for selling, advanced age of owner. Price, \$5,000. Terms, \$2,000 to \$2,500 down and mortgage for remainder. Name and address of owner, Seymour Seely, Spencer, N. Y.

No. 905—Farm of 100 acres; 2 miles from Spencer P. O. and railway station; R. D. 2. Good soil. Acres in meadow, 60; pasture, 40; timber, 3. 2 houses: one, 10 rooms; one, 9 rooms; in good condition. Barns: one, 22x56; one, 26x48; one, 24x36; cow shed, 18x38; cornhouse and hoghouse. Watered by 3 never-failing streams and wells. Fences, mostly wire, in fair condition. Buildings may be easily lighted by electricity if desired. Telephone in the house. Farm pleasantly located on main road. Spencer, 2 miles distant, is a thrifty village, containing large stores, fine school, 4 churches, bank, milk station, etc. Price, \$6,000. Terms, $\frac{1}{2}$ cash, balance on time. Address W. B. Garatt, Spencer, N. Y.

No. 906—Farm of 56 acres; 3 miles from Spencer P. O., R. D. 2; 3 miles from railway station at Spencer, on line of L. V. R. R.; $2\frac{1}{2}$ miles from Van Etten, on line of E. C. & Ct. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches, butter factory, milk station and milk condensing plant. Highways, good. Nearest large village, Waverly, 10 miles distant; nearest city, Elmira, 17 miles distant, reached by rail and highway. Surface of farm, a little rolling. Soil, gravelly loam. Acres in meadow, 15 to 20; in natural pasture, 10 to 12; in timber, 10 to 12, hard wood, beech, birch, maple, hemlock and pine; all tillable except timber land. Fruit, cherries, pears and apples, about 25 trees. Best adapted to oats, corn, buckwheat, wheat, rye and potatoes. Fences, wire, fair condition. House, 7 rooms, fair condition. Outbuildings: barn, 26x36, with basement; poultryhouse and other outbuildings; fair condition. Watered by spring and creek. Occupied by tenant. Reasons for selling, advanced age of owner. Price, \$1,400. Terms, $\frac{1}{2}$ cash,

remainder on mortgage at 5% interest. Address Seymour Seely, Spencer, N. Y.

No. 907—Place of $1\frac{1}{4}$ acres; 1 mile from Spencer P. O.; $1\frac{1}{2}$ miles from railway station at Spencer and N. Spencer, on line of L. V. R. R.; 20 rods from school; 1 mile from churches; $1\frac{1}{2}$ miles from butter factory, milk station and milk condensing plant. Highways, good. Nearest village, Spencer, reached by highway. Surface of farm, level. Soil, gravel and loam. Acres in meadow, $\frac{3}{4}$; all tillable. Fruit, pears, cherries, apples, currants and strawberries. Adapted to any crop grown in this climate. Fences, good. House, consisting of parlor, 2 bedrooms, sittingroom, kitchen, pantry and summer kitchen. Barn, henhouse, etc. Watered by well. Spencer Lake 1 mile distant. This would make a good place for poultry. Occupied by tenant. Reason for selling, owner has another place. Price, \$500. Terms, owner prefers cash but would give time on part. Address Wm. Stark, Van Etten, N. Y., R. D. 2.

TOMPKINS COUNTY

Population 33,647

TOWN OF DANBY

Population 1,235

No. 908—Farm of 103 acres; 4 miles from the D. L. & W. R. R. and L. V. R. R.; R. D. from Ithaca. Highways, ordinary country roads, in fair condition. Soil, mostly gravelly loam, some black loam. Acres in meadow, 40; natural pasture, 24; timber, 7, second growth hard woods. Fruit, about 50 apple trees and a few cherry trees. Soil adapted to potatoes, oats, buckwheat, rye and hay. Fences, woven wire, in good condition. House, $1\frac{1}{2}$ stories, 8 rooms, in good condition. Barns, 34x44, with good basement and hip roof; one, 30x40, and corn barn; all in good condition. Watered, house and barns, by 125-foot well, with windmill; fields, by creek and spring. Cows, hogs, and poultry on the farm. Price, \$4,000. Terms, $\frac{1}{2}$ cash, balance on easy terms. Owner would rather rent than sell. Will rent premises on shares, tenant to furnish team and tools. Name and address of owner, Holmes Hollister, Osborn Block, Ithaca, N. Y.

No. 909—Farm of 100 acres; $1\frac{1}{2}$ miles from Danby; R. D. 25 from West Danby; 3 miles from railway station

at West Danby, on line of L. V. R. R.; 1 mile from school; $1\frac{1}{2}$ miles from churches; $2\frac{1}{2}$ miles from butter factory; 3 miles from milk station. Good highways. Nearest city, Ithaca, population about 15,000, $7\frac{1}{2}$ miles distant, reached by highway. Surface of farm part level and part rolling. High altitude. Soil, loam. Acres in meadow, about 40; in natural pasture, 25; in timber and wood, 15, oak, chestnut, maple, medium size; acres tillable, 85. Fruit, 40 apple trees. Best adapted to potatoes, oats, buckwheat and hay. Fences, wire and rail. House, 10 rooms, good condition. Outbuildings: wagonhouse, 24x36; horse barn, 14x24; henery and hoghouse. Watered by well and springs. This farm is excellent for potatoes; also good pasture land. Occupied by tenant. Reason for selling, owner has other business. Price, \$3,000. Terms, $\frac{1}{2}$ down, balance can run 8 years on mortgage. Owner will rent for cash or with option to buy. Address Jas. L. Baker, Cornell Library Bldg., Ithaca, N. Y.

No. 910—Farm of 80 acres; 2 miles from Willseyville P. O., R. D. 1; 2 miles from railway station at Willsey-

ville, on line of L. V. R. R.; and D. L. & W. R. R.; 1 mile from school and churches; 1½ miles from butter factory; 2 miles from milk station; 8 miles from milk condensing plant. Highways, some hills, but good. Nearest city, Ithaca, population about 15,000, 11 miles distant, reached by rail and highway. Surface of farm, rolling. Altitude, about 1,500 feet. Soil, gravel. Acres in meadow, 11; in natural pasture, 15; in timber, 10, beech, maple and hemlock; acres tillable, 44. Fruit, apples, pears, plums, cherries, grapes and raspberries. Best adapted to corn, potatoes, oats and buckwheat. Fences, wire and rail, good condition. House, main part, 26x20, ell, 30x22, good condition. Barn, 30x70, shed attached, good condition. Watered by well and springs. Occupied by owner. Reason for selling, owner wants to engage in other business. Price, \$2,500. Terms, \$1,360 cash. Address Frederick E. Parker, Willseyville, N. Y.

TOWN OF ENFIELD

Population 1,000

No. 911—Farm of 51 acres; 2 miles from Enfield P. O., R. D. 5; 6 miles from railway station, on line of L. V. R. R.; 1 mile from school; 2 miles from churches and milk condensing plant; 6 miles from cheese factory. Nearest city, Ithaca, 15,000, reached by highway, 6 miles distant. Soil, sandy loam. Acres in meadow, 25; in natural pasture, 6; in timber, 6, maple and beech; acres tillable, 38. Fruit, apples, peaches, cherries and plums. Best adapted to hay, oats and buckwheat. Fences, good. House, 12 rooms, 2 stories, best condition. Outbuildings: barn, 40x60; barn, 30x40; barn, 20x30; barn, 30x40; in fine condition, all painted. Watered by well. This farm is located 6 miles from Cayuga Lake. Occupied by owner. Reason for selling, owner has too much land. Price, \$5,000. Terms easy. Address N. B. Brown, Ithaca, N. Y., R. D. 5.

No. 912—Farm of 40 acres; 2 miles from Ithaca P. O., R. D. 6; 6 miles from railway station at Ithaca, on line of L. V. R. R.; 1 mile from school; 2 miles from churches and milk station; 4 miles from cheese factory. Nearest city, Ithaca, 6 miles distant, reached by highway. Soil, sandy loam. Acres in meadow, 12; in natural pasture, 12;

acres tillable, 40. Fruit, apples and cherries. Best adapted to wheat and corn. Fences, good. House, 30x40, good condition. Outbuildings: barn, 30x40; barn, 30x50. Watered by well and running water. Occupied by owner. Reason for selling, owner wants to retire. Price, \$4,000. Terms easy. Address E. Bagley, Ithaca, N. Y., R. D. 6.

No. 913—Farm of 102 acres; 2 miles from post office; 9½ miles from railway station at Trumansburg; ½ mile from school; 3 miles from churches. Highways, good. Soil, good. Some timber. Fruit, apple orchard. Adapted to any kind of crop. Fences, in fair condition. House, 8 rooms. 2 barns, in fair condition. Watered by well, creek and streams. Occupied by tenant. Reason for selling, owner lives elsewhere. Price, \$3,800. Terms, part cash, remainder on time. Address Sophia A. White, 58 Port Watson Street, Cortland, N. Y.

No. 914—Farm of 50 acres; 2 miles from Enfield Center P. O., R. D. 5; 6 miles from railway station, on line of L. V. R. R.; 1 mile from school; 2 miles from churches; 6 miles from cheese factory; 8 miles from milk station. Nearest city, Ithaca, 6 miles distant, reached by highway. Surface of farm, half level and half hilly. Soil, sandy loam. Acres in meadow, 20; in natural pasture, 6; acres tillable, 50. Fruit, apples. Best adapted to wheat, corn and potatoes. Fences, good. House, 20x40, needs painting. Barns, 40x50 and 30x40. Watered by well. This farm is 6 miles from Cayuga Lake. Occupied by owner. Reason for selling, advanced age and poor health of owner. Price, \$2,500. Terms, ½ cash. Owner will rent. Address Henry Welling, Ithaca, N. Y., R. D. 5.

TOWN OF NEWFIELD

Population 1,509

No. 915—Farm of 100 acres; 4 miles from Newfield; R. D. Good loam soil. 50 acres in meadow. House, small, in good repair. Barn, rebuilt, 30x42, with basement; wagonhouse, 30x40, nearly new, all in good condition. Fences, in fair condition. Watered by spring and well. The owner has another farm of 151 acres, description same as above; both farms are well watered and the land is in a high state of cultivation,

for example, producing on 21 acres 602 bushels of buckwheat. Owner will rent with option to buy. For information concerning price and terms, address E. D. Swartwood, Newfield, N. Y., R. D.

No. 916—Farm of 80 acres; 2 miles from Newfield. Good house and barn. Well watered. Price, \$1,800. Address Sophia A. White, 58 Port Watson Street, Cortland, N. Y.

No. 917—Farm of 129 acres; 7 miles from Ithaca; Newfield, R. D. Soil, good and adapted to general purposes of farming. Good, 7-room house, 2 barns, good size and fair condition. Watered by streams, creeks and wells. Fences, fair. Price, \$3,800. Easy terms. Address Sophia A. White, 58 Port Watson Street, Cortland, N. Y.

No. 918—Farm of 102 acres; $\frac{3}{4}$ mile from Cayutaville P. O.; 7 miles from Trumansburg, R. D. Fine farm, adapted to general farming. Some pine and other kinds of timber. Good 9-room house. 2 good barns. Well watered and fenced. Price, \$3,800. Easy terms. Address Sophia A. White, 58 Port Watson Street, Cortland, N. Y.

No. 919—Farm of 100 acres; $1\frac{1}{4}$ miles from Newfield P. O., R. D. 29; $3\frac{1}{2}$ miles from railway station at Newfield, on line of L. V. R. R.; $\frac{1}{4}$ mile from district school; $1\frac{1}{4}$ miles from high school and churches; $1\frac{1}{2}$ miles from butter factory. Highways, good. Nearest city, Ithaca, population 15,000, 10 miles distant, reached by rail and highway. Surface of farm, part level and part rolling. Soil, gravelly loam. Acres in meadow, 40; in natural pasture, 12; in timber, 6, beech, birch, maple, chestnut, etc.; acres tillable, 75. Fruit, 40 apple trees, 5 pear trees, 5 peach trees, 5 plum trees, cherries, grapes, currants, berries, etc. Best adapted to corn, wheat, oats, beans, potatoes and hay. Fences, wire and rail, fair condition. House, 10 rooms, front hall, 4 clothes closets, washroom, woodhouse, all in good condition, recently painted and papered. Outbuildings: 2 sets of barn buildings; first set consists of wagon-house, 24x36, with horse stables connected, shed, cow stable, henhouse, corn-crib and barn, 30x40; second set consists of barn, 32x46, shed, 20x40, and a machine house, all in good condition. Watered, house, by good well and cis-

tern, living stream. Occupied by owner. Reason for selling, poor health and advanced age of owner. Price, \$3,600. Terms, \$2,000 down, remainder on bond and mortgage, with insurance clause. Address F. A. Holmes, Newfield, N. Y.

No. 920—Farm of 50 acres; 6 miles from Newfield P. O., R. D. 30; $5\frac{1}{2}$ miles from railway station at Swartwood, on line of L. V. R. R.; $\frac{1}{4}$ mile from school; $2\frac{1}{2}$ miles from Protestant churches; $5\frac{1}{2}$ miles from butter factory and milk station; 6 miles from cheese factory; 11 miles from milk condensing plant. Highways, good. Nearest city, Ithaca, population about 15,000, 14 miles distant, reached by rail and highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 10; in natural pasture, 10; in timber, 7, beech, maple, pine, chestnut and hemlock; acres tillable, 44. Fruit, apples, pears, plums, cherries and peaches. Fences, board and rail, poor condition. House, 24x16, 7 rooms, fair condition. Outbuildings: barn, 30x40, with basement, fair condition. Watered by well, creek and springs. This farm is 14 miles from Cayuga Lake. Occupied by owner. Price, \$1,200. Terms, $\frac{1}{2}$ cash, balance on long time. Owner will rent for cash. Address D. W. Stark, 114 Monroe Street, Ithaca, N. Y.

TOWN OF ULYSSES

Population 2,612

No. 921—Farm of 40 acres; 6 miles from Ithaca; post office at Willow Creek; $\frac{1}{2}$ mile from station, on line of L. V. R. R.; $\frac{1}{2}$ mile from school. Highways, good. Nearest large city, Ithaca, population 15,000, distant 6 miles, reached by rail and highway. Occupied by owner and tenant. Surface, nearly level, somewhat rolling. Soil, sandy loam and clay. Acres in meadow, 15; natural pasture, 15; timber, 6, hard wood and part suitable for sawing. Best adapted to all grains, hay and potatoes. Fences, poor condition. No house. Barn, 26x70, good condition. Watered, barn and fields, by stream. Cayuga Lake, $\frac{1}{2}$ mile distant. Reason for selling, owner has other business. This farm would make an excellent place for all kinds of fruit, being near large markets. Address Holmes Hol-lister, 1 Osborn Block, Ithaca, N. Y.

No. 922—Farm of 106 acres; $2\frac{1}{2}$ miles from Trumansburg P. O., R. D. 33; $\frac{1}{2}$ mile from station of Taughannock Falls, N. Y., on line of the L. V. R. R.; $\frac{3}{4}$ mile from school and churches of all denominations; 1 mile from butter factory and milk station. All highways to adjoining towns, of macadam, except about $\frac{1}{4}$ mile. Nearest city, Ithaca, 15,000 population, distant 9 miles by rail. Trumansburg, population 1,500, distant about $2\frac{1}{2}$ miles by macadam road or rail. Surface, level. Altitude, 1,000 feet. Soil, gravelly loam. 6 acres of alfalfa; 20 acres of meadow; 18 acres of pasture; 6 acres of timber; 90 acres tillable. About 60 apple, 25 peach, 8 plum, 5 cherry, 8 pear, and other small fruit trees. Land excellent for alfalfa, potatoes, all grasses, beans,

wheat, corn, oats, etc. Excellent wire fences. Large 10-room house, in fine condition. Barn, 75x72, built 1896, basement under whole barn; straw barn; toolhouse, and other outbuildings; all in good condition. House and barns have water from windmill and drilled well; fields have ever-living brooks, fed by springs. Cornell University, 9 miles; Cayuga Lake, $2\frac{1}{2}$ miles, and Taughannock Falls, $\frac{1}{2}$ mile distant. This farm is well drained throughout, excellently located, fences and roads clear of growth, owner moved only in spring of 1910. Occupied by tenant. Reason for selling, owner has given up farming and moved to town. Price, \$11,000. Terms, $\frac{1}{2}$ cash, $\frac{1}{2}$ on first mortgage. Address C. W. Bower, Trumansburg, N. Y.

ULSTER COUNTY

Population 91,769

TOWN OF GARDINER

Population 2,779

No. 923—Farm of 37 acres; 1 mile from post office, Ganahgote R. D. 1; $2\frac{1}{4}$ miles from railway station at Gardiner, on line of W. V. R. R.; $\frac{1}{2}$ mile from school; 1 mile from churches; $2\frac{1}{4}$ miles from butter factory and milk station; 3 miles from cheese factory; 5 miles from milk condensing plant. Highways, good. Nearest city, Newburg, population about 28,000, reached by rail and highway, 18 miles distant. Soil, clay loam and gravel. Acres in meadow, 25; in natural pasture, 12; acres tillable, 30. Adapted to all kinds of crops. Fences, barbed wire and post. No house or barn. Watered by well, spring and brook. Shawangunk Creek $\frac{1}{4}$ mile from farm. Occupied by owner. Reason for selling, advanced age of owner. Price, \$1,000. Terms, $\frac{1}{2}$ cash, remainder on time. Address John Lyons, Gardiner, N. Y.

TOWN OF HARDENBERG

Population 598

No. 924—Farm of 140 acres; $1\frac{1}{2}$ miles from Seager P. O.; $8\frac{1}{2}$ miles from railway station at Arkville, on line of U. & D. R. R.; $1\frac{1}{2}$ miles from school and churches; $8\frac{1}{2}$ miles from butter factory, cheese factory, milk station and condensing plant. Highways, good but hilly. Nearest large village,

Margaretville, population 1,000, $9\frac{1}{2}$ miles distant, reached by highway and rail. Surface, rolling and hilly. Soil, clay loam. Acres in meadow, 20; in natural pasture, 20; in timber, 100, maple, birch, beech, cherry, etc.; acres tillable, 140. About 40 trees. Best adapted to buckwheat, potatoes, oats and cauliflower. Fences, wood, in poor condition. House, 18x24, in poor condition. Barn, 20x30, in need of repairs. Watered by springs. Occupied by tenant. Reason for selling, owner has too much land to look after. Price, \$1,000. Terms, $\frac{1}{2}$ cash, remainder on good security. Owner will rent. Address John E. Haynes, Seager, N. Y.

No. 925—Farm of 255 acres; 2 miles from Lew Beach P. O.; mail delivered daily $\frac{1}{4}$ mile from house; 11 miles from station of Livingston Manor, on line of the N. Y., O. & W. R. R.; $\frac{3}{4}$ mile from school; 2 miles from Presbyterian and Methodist churches. Highways, fair but hilly. Nearest villages, Shavertown, 8 miles distant, and Livingston Manor, population of 800, distant 11 miles by highway. Surface, rolling. Soil, red slate, clay and loam; mixed. 80 acres of meadow; 90 acres of pasture; 85 acres of brush and timber, hemlock, hard wood, etc.; about 130 acres tillable. Large apple orchard and a few pear trees. Maple orchard of about 400 trees. Land adapted to raising of oats, rye, buckwheat, potatoes, and to dairy-

ng. Fences of stone, wire and wood, in fair condition. $1\frac{1}{2}$ -story house, 9 rooms, in fair condition. Barn, 26x48, with annex, 14x48; wagonhouse, 24x26, with annex, 26x36; granary; henhouse; hogpen; saphouse, in fair condition. House and barns are watered by springs; fields have springs and a trout stream. The Beaverkill River is $\frac{1}{4}$ mile; Lake Marion, 1 mile; Mountain Lake, 2 miles distant. This place is in vicinity of large summer boarding houses and country homes of city people. A good dairy, sheep and poultry farm, with good markets. Occupied by owner. Reason for selling, owner is lame. Price and terms given on application to owner. Will rent with option to buy to desirable parties. Address Byron Barnhart, Livingston Manor, N. Y. After February 1, 1912, address of owner will be Lew Beach, Sullivan Co., N. Y.

No. 926—Farm of 150 acres; $1\frac{1}{2}$ miles from Seager P. O.; 8 miles from railway station at Arkville, on line of U. & D. R. R.; 2 miles from school and churches; 8 miles from butter and cheese factory, milk station and condensing plant. Highways, good, some hilly. Nearest large village, Margaretville, population 1,000, 9 miles distant, reached by highway and rail. Surface, rolling and level. Soil, sandy loam and clay loam. Acres in meadow, 50; in natural pasture, 40; in timber, 60; hemlock, maple, beech, oak, etc.; acres tillable, 150. 100 fruit trees. Best adapted to corn, potatoes, buckwheat, oats, etc. Fences, in fair condition. House, 26x34, in fair condition. 2 medium-sized barns, in need of some repairs. Watered by spring. Occupied by tenant. Reason for selling, death of former owner. Price, \$2,000. Terms, cash, or easy terms on good security. Owner will rent by the year after March 1. Address John E. Haynes, Seager, N. Y.

TOWN OF LLOYD

Population 2,803

No. 927—Farm of 140 acres; 3 miles from railway station at Lloyd, on line of C. N. E. R. R.; $\frac{1}{2}$ mile from school and church; 5 miles from butter factory and milk station; R. D. Highways, good. Nearest large village, New Paltz, population about 1,200, 5 miles, reached by highway and trolley. Sur-

face of farm, rolling, level and hilly. Altitude, 500 feet. Acres in meadow, 80; in natural pasture, 40; in timber, 20, chestnut, oak, etc.; acres tillable, 100. Fruit, 300 apple, 100 peach, 15 plum, 18 cherry and 2 quince trees, 2,000 grapevines, about 2,200 dewberry bushes and 800 currant bushes. Best adapted to corn, rye, oats, potatoes and fruit. Fences, wire, stone and rail, fair condition. House, 15 rooms, good condition. Outbuildings: large barn, 40x36; 2 hayhouses, 18x30; granary; press barn and wagonhouse; hoghouse and woodshed. Watered, house and barns, by running spring water; fields, by springs. $1\frac{1}{2}$ miles from small lake. Occupied by owner. Reason for selling, to close an estate. Price, \$6,000. Terms, \$4,000 down, remainder on mortgage. Address Eugene Relyea, Highland, N. Y.

*No. 928—Farm of 68 acres; $2\frac{1}{2}$ miles from Highland P. O.; 3 miles from railway station at Highland, on line of W. S. R. R.; $\frac{1}{8}$ mile from school; $2\frac{1}{2}$ miles from churches, butter factory, cheese factory, milk station and milk condensing plant. Highways, good, State road. Adapted to fruit and dairying. Acres in meadow, 8; in timber, 12, chestnut, etc. Fruit, apples, pears, berries, 1,000 grapevines. Fences, fair condition. House, 12 rooms, fair condition. Good barn. Watered, house, by cistern; barn, by wells; fields, by stream. This farm is $\frac{1}{8}$ mile from Hudson River. Occupied by owner. Reason for selling, owner in other business. All stock and implements are included in price. Price, \$4,900. Terms, $\frac{1}{2}$ cash. Address Edgar Elmendorf, agent, Highland, N. Y.

*No. 929—Farm of 117 acres; 4 miles from New Paltz, on line of N. Y. C. & H. R. R. R.; $\frac{1}{8}$ mile from school; 2 miles from churches, butter factory, cheese factory, milk station and milk condensing plant. Highways, good. Surface of farm, mostly level. $\frac{3}{8}$ of farm tillable. Fruit, apple orchard, some grapes. Best adapted to general farming and dairying. House, 16 rooms, porch, good condition. Barn, 90 feet long; silo; icehouse. Running spring water to house and barns. Occupied by tenant. Reason for selling, owner wishes to retire. Price, \$7,500. Terms, moderate. Owner will rent with option to buy. Address Edgar Elmendorf, Highland, N. Y.

* Farm is in hands of agent or real estate man.

*No. 930—Farm of 20 acres; $2\frac{1}{2}$ miles from Highland P. O. and railway station, on line of N. Y. C. & H. R. R. R.; $\frac{1}{8}$ mile from school; $2\frac{1}{2}$ miles from churches; 2 miles from butter factory, cheese factory, milk station and local markets. Altitude, 600 feet. All tillable. Fruit, 1,000 grapevines, berries, pears, etc. Best adapted to small fruit. Fences, good wire. House, 10 rooms, and porch. Outbuildings: moderate-sized barn, fair condition. Watered, house, by running spring; barn, by well. Hudson River near farm. Occupied by owner. Reason for selling, owner has other property. Price, \$6,300. Terms, part cash. Address Edgar Elmendorf, agent, Highland, N. Y.

*No. 931—Farm of 66 acres; $1\frac{1}{2}$ miles from Highland P. O. and railway station, on line of N. Y. C. & H. R. R. R.; $\frac{1}{4}$ mile from school; $1\frac{1}{2}$ miles from churches. Highways, State road. Acres in meadow, 17; all tillable. Fruit, 700 peach trees, currants, grapes, berries and one apple orchard. Best adapted to fruit, poultry and cattle. Fences, in good condition. House, 7 rooms, fair condition. Barn, in good condition. Watered by artesian well. Hudson River, 1 mile from farm. Occupied by owner. Reason for selling, owner has another farm. Price, \$6,000. Terms, part cash. Price includes farm implements. Address Edgar Elmendorf, agent, Highland, N. Y.

TOWN OF MARBLETOWN

Population 4,713

No. 932—Farm of 65 acres; on a new macadamized State road; 6 miles from Kingston, population 27,000; all trains on W. S. R. R., U. & D. R. R. and W. V. R. R., about 80 trains, stop at Kingston; $\frac{1}{2}$ mile from Marbletown P. O.; $\frac{1}{2}$ mile from public school; 3 miles from Hurley railway station, on the O. & W. R. R.; 1 mile from creameries. Soil, limestone loam. Acres in meadow, 15; tillable, 35; pasture, 10; timber, 5, cedar, spruce, hickory and maple, large growth. Plenty of fruit, apples, pears, small fruit, about 50 trees. Farm adapted to dairy or poultry. Best adapted to hay, grain, potatoes, corn. Stone house, well built, good condition, 8 rooms, suitable for 2 families, concrete cellar, water in

house. Telephone and electric light wires pass the house. 2 large barns; toolhouse; wagonhouse; granary; pigpens, etc. Fences, stone and rail, good condition. Watered, barns, by wells; pastures, by never-failing spring. Lake Binnewater, 3 miles distant; Esopus creek, $\frac{1}{4}$ mile distant; Catskill Mountains, 4 miles distant; 80 miles from New York City; 6 miles from 6 competing steamboat lines, cheap freight rates. Owners can always sell whatever they raise for cash in Kingston. Title guaranteed. The buildings are said to be worth more than double the price of the farm; must be seen to be appreciated. Reasons for selling, owners are about to dissolve partnership and will sell at a sacrifice. Price, \$4,500. Terms, discount for cash. For further particulars, address, Frank H. Longo, 284 19th St., Brooklyn, N. Y.

TOWN OF MARLBOROUGH

Population 3,841

*No. 933—Farm of 176 acres; 2 miles from Milton P. O.; 3 miles from railway station at Milton or Highland, on line of W. S. R. R.; 1 mile from school; 2 miles from churches and milk station; 3 miles from butter factory. Highways, good. About \$1,500 worth of timber on farm. Acres tillable, 110. Fruit, large quantities of grapes, some peaches. Best adapted to fruit and general farming. Wall fences. House, 10 rooms, porch, good condition. Outbuildings, 2 barns, large, one new. Watered by well and cistern. Farm is located $2\frac{1}{2}$ miles from Hudson River. Occupied by owner. Reason for selling, advanced age of owner. Will sell $\frac{1}{2}$ of farm for \$4,000. Price for entire farm, \$7,500. Terms, part cash. Address Edgar Elmendorf, agent, Highland, N. Y.

TOWN OF NEW PALTZ

Population 3,025

No. 934—Farm of 125 acres; $2\frac{1}{2}$ miles from New Paltz. Good soil, adapted to fruit and vegetables. 13 acres of timber; 80 acres of meadow; 15 acres of fruit; 20 acres pasture. 5 miles from Lake Mohonk. Large house, 14 rooms, nearly new. Modern improvements. 3 good barns, 2 henhouses and other outbuildings, all in good condition. Running water

* Farm is in hands of agent or real estate man.

through house. Bath. Fire protection. Price, \$8,000. Terms, part cash. Address D. W. Corwin, New Paltz, N. Y., R. D. 2.

No. 935—Farm of 180 acres; 3 miles from New Paltz P. O.; 3 miles from railway station at New Paltz, on line of W. V. R. R.; 1 mile from school, churches and milk station. Highways, good, State road. Nearest city, Kingston, population 25,000, 12 miles distant. Surface, rolling. This is a dairy and hay farm. House in good condition; also the barn. Reason for selling, owner lives elsewhere. Price, \$5,000. Terms, $\frac{1}{2}$ cash. Address Dr. F. H. Greene, Poughkeepsie, N. Y.

TOWN OF PLATTEKILL

Population 1,879

No. 936—Farm of 67 acres; 3 miles from railway station at Modena, on line of C. N. E. R. R.; R. D. 2 from Gardiner; $\frac{1}{2}$ mile from school; 3 miles from churches and milk station; 6 miles from milk condensing plant. Nearest city, Newburg, population about 28,000, 11 miles distant, reached by highway. Surface of farm, rolling. Soil, loam. Acres in meadow, 12; in natural pasture, 8; in timber, 10; acres tillable, 30. Fruit, apples, pears, cherries, etc. Adapted to general farming. Fences, stone and wire. House, 26x34, fair condition. Barn, in fair condition. Watered, house and barn, by well; fields, by spring and brook. Marlboro Mountains, 1 mile east of farm. Occupied by owner. Reason for selling, owner cannot cultivate farm. Price, \$4,000. Terms, \$2,000 down, balance on bond and mortgage. Address Lizzie Brown, Gardiner, N. Y., R. D. 2.

No. 937—Farm of 96 acres; about 100 feet from Plattekill P. O.; 4 miles from railway station at Modena, on line of C. N. E. R. R.; 300 feet from school; $\frac{1}{4}$ mile from churches; $\frac{1}{8}$ mile from milk station; 3 miles from milk condensing plant. Nearest city, Newburg, population about 28,000, 9 miles distant, reached by highway. Surface, rolling. Soil, loam. Acres in meadow, 10; in natural pasture, 12; in timber, 6, chestnut and oak; acres tillable, 68. All kinds of fruit. Best adapted to corn, oats, rye, hay and potatoes. Fences, stone and wire. House, 28x48, first-class condition. Outbuildings, in

good condition, ample for farm. Watered by well, cistern, springs and brook. Occupied by owner. Reason for selling, advanced age of owner. Price, \$6,000. Terms, cash. Address Chas. Earnfield, Platteville, N. Y.

TOWN OF ROCHESTER

Population 2,760

No. 938—Farm of 143 acres; 3 miles from Mombaccus P. O.; $6\frac{1}{2}$ miles from railway station at Kerhonksen, on line of O. & W. R. R.; $1\frac{1}{4}$ miles from school; $\frac{3}{4}$ mile from church; $6\frac{1}{2}$ miles from milk station. Highways, hilly, but good. Nearest city, Kingston, population 27,000, 26 miles distant, reached by rail. Surface, part level and part hilly. Soil, mostly gravelly loam. Acres in meadow, 20; in orchard and natural pasture, 65; in timber, 58, chestnut, hickory and oak; acres tillable, 85. Fruit, about 375 trees, mostly apple. Best adapted to hay and fruit. Fences, wire and stone wall, in good condition. House, 24x38, wing, 15x31, and 10x12, in good condition. Barn, 28x70, with large shed and stable attached; carriagehouse, 22x26; all in good condition. Watered by well and spring. Fine sites for 3 small fish ponds, never-failing spring. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$4,000. Terms, $\frac{1}{2}$ cash, balance on mortgage at 5%. Address H. D. & S. E. Brodhead, Kerhonksen, N. Y.

TOWN OF SAUGERTIES

Population 9,632

No. 939—Farm of 100 acres; 2 miles from West Camp P. O. and railway station, on line of W. S. R. R.; $\frac{1}{8}$ mile from school; 1 mile from Reformed church; 2 miles from Lutheran church; 40 rods from Methodist church; R. D. 1 from Saugerties. Highways, good. Nearest village, Saugerties, population 4,000, distant 4 miles, reached by rail and highway. Occupied by tenant. Surface, rolling and level. Soil, meadow clay loam, highland fine soil but stony. Acres in meadow, 45; natural pasture, 10; timber, 5, oak, hemlock, cedar, maple, etc.; acres tillable, 90. Fruit, 200 apple trees and a few pear trees and other small fruit. Best adapted to hay, corn, rye and other grains. Fences, wire, wood and stone, in poor condition. House, 12 rooms and closets, good condition; tenant house, 7 rooms, good

condition. Outbuildings: main barn, 50x50, good condition; woodhouse and shop; carriagehouse; granary; icehouse; and other small buildings; all in good condition. Watered, house and barns, by well and cistern; fields, by springs. $2\frac{1}{2}$ miles from Hudson River; Kaaterskill Creek, $\frac{3}{4}$ mile distant. This place is easy of access from all points, both by boat and rail. 8 miles from Catskill on the old Kings road, pleasantly situated in a most excellent neighborhood. Price and terms, on application. Reason for selling, to settle an estate. Address Dr. R. Crawford, Saugerties, N. Y.

No. 940—A tract of land of about 40 acres; 8 miles from Kingston, population 30,000; 6 miles from Saugerties, population 4,000; $4\frac{1}{2}$ miles from railway station at Saugerties, on line of W. S. R. R.; $3\frac{1}{2}$ miles, State road, 1 mile tram road, good; 3-hour ride by rail from New York City; $2\frac{1}{2}$ miles from railway station at Mt. Marion, on line of W. S. R. R.; 15-minute walk from school; R. D. Situated midway between the Catskill Mountains and the Hudson River, on an elevation which brings it in full view of the Catskills and other points of interest in the Hudson Highlands. This property is easily reached by rail or highway and is suitable for a summer residence or for a group of cottages for summer homes, or for the country seat of a city man who desires a place of rare natural beauty and healthfulness. The entire place is well covered with a growth of fine timber of different kinds, arranged naturally in groves and of sufficient quantity for the construction of such rustic buildings as would be desired. In addition to this, there is a large quantity of blue sandstone which has been quarried, from which could be constructed foundations or first stories of bungalows or cottages. There is, almost in the center of the property, an open meadow field, comparatively level and free from brush on which could be raised an abundance of hay and vegetables for use, or pleasure grounds could be constructed here. The advantages of this property for a summer home or country seat must be seen to be appreciated. Several never-failing springs furnish an abundant supply of the purest water. There is a stream of considerable size close to the border of the property from which, by hydraulic force, water could be dis-

tributed over the premises to any point desired, at a very low cost. The road leading to this property is a State road, fine condition. The new park which has just been laid out in the foothills of the Catskill Mountains will be but a short distance from these premises. There are no buildings on the property. Reason for selling, owner is a widow who lives too far away to look after property. Price, \$1,200. Terms, \$500 down, balance on mortgage at $4\frac{1}{2}\%$. Address Mrs. Martha A. Wickham, 476 Yates Street, Albany, N. Y.

No. 941—Farm of 50 acres; 1 mile from Saxton P. O.; 6 miles from Saugerties. Soil, good and well adapted to grass, grain and vegetables. Large deposits of bluestone quarries now being opened; a rare opportunity for some city contractor to secure the same as a valuable investment. House, good size, needs repair. Large barn and shed, in fair condition. Watered by springs and stream. Fences, fair. Price, \$1,600. Address H. B. Lasher & Bros., Quarryville, N. Y.

No. 942—Place of about $\frac{1}{3}$ acre; $\frac{1}{4}$ mile from Malden-on-Hudson P. O.; $\frac{1}{8}$ mile from railway station at Malden, on line of W. S. R. R.; 2-minute walk from school; 2 miles from high school; $\frac{1}{8}$ mile from church. Highways, good. Nearest large village, Saugerties, population about 4,000, 2 miles distant, reached by rail, boat and stage; city of Kingston, 10 miles distant, reached by rail and highway; Catskill, 10 miles distant, reached by rail and highway; about 3 hours' ride by rail from New York; also night boat to New York. Surface, rolling. Soil, good for gardening. Fruit, pears, plums, apples and grapes. Fences, smooth wire. House, 5 rooms, attic and cellar, fair condition. Outbuildings: chickenhouse; coal and woodhouse; fair condition. Watered by well and cistern. Catskill Mountains, 8 miles distant; Hudson River, $\frac{1}{8}$ mile distant; both river and mountains can be seen from house. Grocery store and hotel accommodating summer boarders about 3-minute walk from house. The village of Malden, in which this property is located, has a population of about 700. Reason for selling, owner lives in another part of State. Price, \$900. Terms, cash. Address David M. Lewis, 500 Yates Street, Albany, N. Y.

*No. 943—Farm of 7 acres; $\frac{1}{2}$ mile from West Camp P. O. and railway station, on line of W. S. R. R.; $\frac{1}{4}$ mile from school; $\frac{1}{2}$ mile from Lutheran church; 2 miles from milk station. Highways, good. Nearest large village, Saugerties, population about 4,000, 3 miles distant, reached by rail highway and boat. Surface of farm, rolling. Altitude, 100 feet above Hudson River. Soil, clay loam, fertile. Acres in meadow, 4; in timber, $\frac{1}{2}$, oak, maple, hickory and black walnut; acres tillable, 6. Fruit, about 40 trees, apples, pears, peaches, plums, cherries and quinces. Best adapted to fruit, hay, grain and poultry. Fences, woven wire, stone wall and rail, poor condition. House, 5 rooms, good condition. Outbuildings: new barn, 22x20, with basement, capacity, 4 head. Watered by spring and brook. Hudson River, about 1,000 feet distant from farm. This farm is rectangular in shape and easy to cultivate. It is well drained. There is a brook along the eastern boundary fed by 7 springs and never runs dry. One of these springs is on the farm and furnishes the supply of pure, clear water. The brook is very convenient for watering stock and for keeping poultry and ducks. A small dam could be built which would give sufficient power to pump water to any part of the farm. It would also make a nice artificial pond stocked with fish. The fruit trees are all bearing. Soil is deep and rich and with proper cultivation will produce enough to pay for itself in 3 years. Barn will hold about 10 tons of hay and has space for wagons. Steamboat landing nearby. Occupied by owner. Reason for selling, owner wants to go to Europe. Price,

\$1,600. Terms \$950 cash, balance on mortgage at 6%. Address N. D. Rand, agent, West Camp, N. Y.

No. 944—Place of 10 acres; $\frac{1}{4}$ mile from West Camp P. O. and railway station, on line of W. S. R. R.; $\frac{1}{4}$ mile from school and church; $1\frac{1}{2}$ miles from butter factory. Nearest large villages, Saugerties, population about 4,000, $3\frac{1}{2}$ miles distant, reached by rail and highway, and Catskill, population about 5,000, 8 miles, reached by rail and highway. Surface of farm, rolling, with high rock ridge overlooking Hudson River. Altitude, about 300 feet. Soil, gravelly and clay loam. Acres in meadow, 3; in natural pasture, 1; in timber, $\frac{1}{4}$, cedar grove; acres tillable, 8. Fruit 60 apple trees, $\frac{1}{4}$ acre of Concord grapes, besides cherries and plums. Adapted to all kinds of vegetables, grains, alfalfa and small fruits. Fences, stone, wire and wood, fair condition. House, 8 rooms, 18x32, outside summer kitchen, 12x14, house has new cedar shingling. Outbuildings: barn, 26x30, with ell, 18x22, south side of barn and shed need new shingles; wagonhouse, 12x18; and hoghouse, 12x12. Watered, house, by never-failing spring and cistern; fields, by spring near center of farm. This farm is a short distance from Hudson River, about 10 minutes' walk. Catskill Mountains are about 8 miles from farm; Kaaterskill and Old Mountain House in view. This would make a good poultry farm. Occupied by tenant. Reason for selling, owner has other business. Price, \$2,400. Terms, \$1,500 cash, balance on time, 4% off for cash. Address E. F. Youns, West Camp, N. Y., Box 25

WARREN COUNTY

Population 32,223

TOWN OF BOLTON

Population 1,518

No. 945—House and lot, $\frac{3}{4}$ acre; in Bolton; 8 miles from railway station at Lake George, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 1 mile from church. Highways, good, State road. Nearest large village, Bolton Landing, population about 350, $1\frac{1}{2}$ miles distant, reached by highway. House, $1\frac{1}{2}$ stories, 6 rooms, in good condition. Barns, 26x36, in fair condition.

Watered by well. $\frac{1}{4}$ mile from Lake George. This would be a good location for city boarders. Occupied by owner. Reason for selling, owner wishes to get a farm. Price, \$2,000. Terms, cash, or will exchange for small farm. Address John Bennett, Bolton, N. Y.

TOWN OF CHESTER

Population 1,721

No. 946—Farm of 100 acres; $2\frac{1}{2}$ miles from Chestertown P. O.; $2\frac{1}{2}$

miles from railway station at Riverside, on line of Adirondack R. R.; $\frac{3}{4}$ mile from school; $2\frac{1}{2}$ miles from churches. Highways, good; macadamized road. Nearest large village, Chestertown, population 600, $2\frac{1}{2}$ miles distant, reached by highway. Surface, rolling. Soil, sandy loam. Acres in meadow, 35; in natural pasture, 35; in timber, 30, pine, second growth poplar, balsam, tamarack and some hard wood; acres tillable, 50. Fruit, 50 apple trees. Best adapted to potatoes, buckwheat, corn and oats. Fences, rail and board, fair condition. House, 2 stories, 28x30, with wing, in good condition. Barn, 30x40, in good condition, with sheds. Watered by well. This is a good place to keep summer boarders; good place on lake front for nearly a mile. Unoccupied. Reason for selling, to develop lake front. Price, \$5,000. Terms, cash, or will try to suit purchaser. Owner will rent, on terms suitable to party. Address Dr. F. E. Aldrich, Chestertown, N. Y.

No. 947—Farm of 120 acres; 2 miles from South Horicon P. O.; 10 miles from railway station at Warrensburg, on line of Adirondack R. R.; 1 mile from school; 3 miles from churches. Highways, good. Surface of farm, rolling. Altitude, 700 feet. Soil, sandy loam. Acres in meadow, 30; in natural pasture, 30; in timber, 60, second growth and first growth hard wood; acres, tillable, 60. Fruit, about 100 apple trees. Best adapted to oats, buckwheat, corn and potatoes. Fences, rail, fair condition. House, $1\frac{1}{2}$ stories, fair condition. Outbuildings: barn, 30x40, with good frame sheds attached. Watered, house and barn, by well; fields, by spring and river. This farm borders on Schroon Lake. About 300 sugar maples on farm. Daily mail route from Horicon to Warrensburg. Occupied by owner. Reason for selling, ill health of owner. Price, \$2,500. Terms, cash. Address Alonzo McKinstry, South Horicon, N. Y.

No. 948—Farm of 80 acres; $2\frac{1}{2}$ miles from Chestertown P. O.; $4\frac{1}{2}$ miles from railway station at Riverside, on line of Adirondack R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches. Highways, good, macadamized. Surface of farm, rolling. Altitude, 850 feet. Soil, sandy loam, good. Acres in meadow, 30; in natural pasture, 40; in timber,

10, second growth pine and hard wood; acres tillable, 60. Fruit, about 100 apple trees. Best adapted to buckwheat, oats, corn, potatoes and hay. Fences, rail, good condition. House, 18x26, with kitchen attached, good condition. Outbuildings: barn, 30x40; carriagehouse, 26x36; good condition. Watered by well and springs. Farm borders on Loon Lake. Occupied by owner. Reason for selling, owner wants to go into other business. Price, \$2,000. Terms, \$1,000 down, remainder on bond and mortgage. Address Sidney Hayes, Chestertown, N. Y.

No. 949—Farm of 200 acres; $2\frac{1}{2}$ miles from Chestertown; $8\frac{1}{2}$ miles from railway station at Riverside, on line of Adirondack R. R.; $\frac{1}{2}$ mile from school; $2\frac{1}{2}$ miles from churches. Highways, good. Surface of farm, rolling. Altitude, 800 feet. Soil, sandy loam. Acres in meadow, 50; in natural pasture, 60; in timber, 90, second growth pine, balance first growth, hard wood. Acres tillable, 100. Fruit, about 100 apple trees. Best adapted to oats, corn, buckwheat and potatoes. Fences, rail, good condition. House, 18x26, good condition. Outbuildings: barn, 26x35, with sheds attached, good condition. Watered by spring and river. Farm, 4 miles from Schroon and Brant lakes. Farm borders on Schroon River, good sugar orchard, near good markets. Occupied by tenant. Reason for selling, owner in other business. Price, \$2,000. Terms, \$1,000 cash, balance on installments. Address Nathaniel Dixon, Lake George, N. Y.

TOWN OF JOHNSBURG

Population 2,315

No. 950—Farm of 330 acres; 3 miles from North Creek P. O. and railway station on line of D. & H. R. R.; $1\frac{1}{2}$ miles from school, Methodist and Baptist churches; 3 miles from Catholic church. Highways, hilly but in good condition. Surface of farm, fairly level. Soil, clay loam. Acres in meadow, 70; natural pasture, 50; timber, 200, poplar, spruce and hard wood; acres tillable, 100. Fruit, about 150 apple trees. Best adapted to potatoes, corn, oats and rye. Fences, wire, in good condition. House, 22x30, in good condition. Outbuildings: 3 barns, one, 30x40, one, 20x60 and one, 20x40; icehouse, 12x18; hoghouse, 16x18, all in good condition. Watered by

well and brook. $\frac{1}{2}$ mile from Hudson River. Unoccupied. 3,000 white pine trees have recently been planted. Excellent springs on farm. Reason for selling, owner wishes to retire. Price, \$3,000. Terms, \$1,000 down, remainder secured by mortgage. Owner will sell 110 acres with buildings and orchard for \$1,500 and rent the other lots at reasonable price. Owner will rent for cash. Address Daniel Hurley, 18 Grove Ave., Glens Falls, N. Y.

No. 951—Farm of 50 acres; 1 mile from North Creek P. O. and railway station at North Creek, on line of Adirondack Division of the D. & H. R. R.; $\frac{3}{4}$ mile from school; $\frac{1}{2}$ mile from church. Highways, good. Nearest large village, North Creek, population 500. Surface, rolling but high and smooth. Soil, sandy loam. Acres in meadow, 25; in natural pasture, 20; in timber, 5, maple, sugar bush; acres tillable, 25. Fruit, apples, plums, pears, cherries and grapes. Best adapted to corn and potatoes or garden truck. Fences, board, in fair condition. 2-story house, 26x30, with wing, in good condition. Barn, 30x40, shed and horse barn, in fair condition. Watered by springs. This farm is in the heart of the Adirondack Mountains 1,500 or 1,600 feet elevation. The fine mountain scenery makes it a desirable location, especially as a summer home. Occupied by owner. Reason for selling, parents of owner dead. Price, \$1,200. Owner will rent. Address David McSweeney, North Creek, N. Y.

TOWN OF QUEENSBURY

Population 2,667

No. 952—Farm of 80 acres; 1 mile from Queensbury P. O.; R. D. 1; 5 miles from railway station at Glens Falls, on line of D. & H. R. R.; 1 mile from school and Methodist church; 5 miles from milk station. Highways, good. Nearest large city, Glens Falls, population 16,000, 5 miles distant, reached by highway. Surface, rolling. Soil, sandy loam. Acres in meadow, 7; natural pasture, 25; timber, 25; chestnut, pine and oak, second growth; acres tillable, 35. Fruit, 20 apple trees. Best adapted to potatoes. No fences. House, small, 5 rooms, fair condition. Barn in poor condition. Watered by well and pond. Unoccupied. Reason for selling, owner a woman and cannot attend to farm. Price, \$2,000. Terms, easy. Owner will

rent for \$60 per year. Address Harriet A. Bentley, 12 Elm St., Glens Falls, N. Y.

No. 953—Farm of 71 acres; 4 miles from Lake George P. O., R. D. 1; 4 miles from railway station at Lake George, on line of D. & H. R. R.; a few rods from school; 4 miles from churches; 9 miles from milk station. Highways, somewhat hilly but good. Altitude, 500 feet. Surface of farm, rolling. Soil, gravelly loam. Acres in meadow, 25; in natural pasture, 46; acres tillable, 60. Fruit, apples and pears. Best adapted to corn, potatoes, buckwheat, oats and barley. Fences, wire and rail, fair condition. House, 30x50, fair. Outbuildings: barn, 30x40, fair condition; sheds; cornhouse. Watered by well, springs and brook. This farm is $1\frac{1}{4}$ miles from Lake George. Occupied by owner. Reason for selling, poor health of owner's wife. Price, \$3,500. Terms, cash. Address Chas. Dickinson, Lake George, N. Y., R. D. 1.

TOWN OF WARRENSBURG

Population 2,385

No. 954—Farm of 175 acres; 4 miles from Warrensburg P. O.; 4 miles from railway station on line of trolley and D. & H. R. R.; $1\frac{1}{2}$ miles from school; 4 miles from churches. Nearest city, Warrensburg, population about 2,000. Good soil. Acres in meadow, 10; in timber, 150; acres tillable, 25. Adapted to all crops grown in this climate. Good house. Good outbuildings. Watered by springs and running water. Reason for selling, owner a widow. Price, \$3,000. Terms, easy. Owner will rent. Address Mrs. B. W. Sherwood, Gansevoort, Saratoga Co., N. Y.

No. 955—Farm of 70 acres; 3 miles from Warrensburg P. O.; 3 miles from railway station at Warrensburg, on line of D. & H. R. R. and Hudson Valley trolley line; 3 miles from churches. Good roads. Soil, good loam. Acres in meadow, 20; in timber, 35; acres tillable, 25. Best adapted to potatoes and corn. Fences, wire. House, in good condition. Barn, 36x46, good condition. Watered, house and barn, by well; fields, by river and brook. Occupied by owner. Reason for selling, poor health of owner. Price, \$1,600. Terms, easy. Address John Scribner, Warrensburg, N. Y.

No. 956—Farm of 70 acres; $3\frac{1}{2}$ miles from Warrensburg P. O.; $\frac{1}{2}$ mile from railway station at Thurman, on line of D. & H. R. R.; 1 mile from school, $1\frac{1}{2}$ miles from churches. Highways, good. Soil, good, clay loam. Acres in meadow, 20; in natural pasture, 45; in timber, 35, pine and hard wood; acres

tillable, 30. Best adapted to corn, potatoes and vegetables. House in poor condition. Watered by river and spring. Reason for selling, owner lives elsewhere. Price, \$16 per acre. Terms, easy. Owner will rent with option to buy. Address Richard Combs, Warrensburg, N. Y.

WASHINGTON COUNTY

Population 47,778

TOWN OF CAMBRIDGE

Population 1,694

No. 957—Farm of 120 acres; 1 mile from Cambridge P. O. and station, on D. & H. R. R. Highways, good. Soil, several varieties, all good. Acres in meadow, 40; tillable, 100; timber, valuable pine and oak of good size. Adapted to corn, oats, potatoes, etc. Fences, wire, board, stone and stump. House, $1\frac{1}{2}$ stories, 30x40, 14 rooms, in fair condition. Barns: 2 barns, 30x40 and 26x36; shed and loft, 40 feet; horse barn; hogpen, etc.; in good condition. Watered, house and barns, by wells and running water; fields, by springs. Price, \$5,500. Terms, easy. Owner will rent. Address Wm. Eldridge, Cambridge, N. Y.

No. 958—Farm of 90 acres; 2 miles from Buskirk P. O., R. D. 1; 2 miles from railway station on line of B. & M. R. R.; 30 rods from school; 2 miles from churches and milk station. Surface, rolling or level. Soil, mostly gravel. Acres tillable, 88. Fruit, about 35 trees. Best adapted to corn, potatoes, oats, etc. House, 2 stories, good. Outbuildings: barn, 48x30; shed for sheep, water in shed; hoghouse; wagonhouse; woodshed and cornhouse. Watered, house, by well; barn, by springs and streams. Hoosick River, 2 miles distant. Occupied by tenant. Reason for selling, owner cannot attend to farm. Price, \$4,500. Terms, \$2,500 down, balance on mortgage. Owner will rent for cash or on shares. Address S. A. Thompson, Buskirk, N. Y.

TOWN OF EASTON

Population 2,133

No. 959—Farm of 254 acres; 6 miles from Schaghticoke P. O., R. D. 1; $7\frac{1}{2}$ miles from railway station at Schaghticoke, on line of B. & M. R. R.; $\frac{1}{2}$

mile. from school; 2 miles from churches, butter factory and milk station; 3 miles from cheese factory. Highways, hilly but good. Nearest city, Troy, 20 miles distant, $7\frac{1}{2}$ miles by highways and remainder by rail. Surface partly rolling, generally level. Soil, gravel and clay loam. Acres in meadow, 60; in natural pasture, 70; in timber 18, about 12 acres of first growth pine, oak, maple and beech; acres tillable, 230. Fruit, apples, pears and plums. Adapted to all crops grown in this climate. Fences, wire, new; rail, old. Large colonial house, 18 rooms, needs painting. Outbuildings: 2 large barns; 2 small barns; cribs; wagonhouse; hoghouse; sheds, etc.; good condition. Watered by spring, well, cistern; running water at barn. This farm is 2 miles from Hudson River. Occupied by owner. Reason for selling, advanced age of owner. Price, \$15,000. Terms, cash. Address Mrs. Maria J. Eddy, Schaghticoke, N. Y.

TOWN OF FORT EDWARD

Population 5,740

No. 960—Farm of 46 acres; 7 miles from Ft. Edward P. O., R. D. 1; 7 miles from railway station at Ft. Edward, on line of D. & H. R. R.; $\frac{3}{4}$ mile from school; 2 miles from churches and milk station; 5 miles from butter factory and cheese factory. Highways, good. Nearest city, Glens Falls, population 16,000, 12 miles distant, reached by trolley and highways. Surface of farm, part rolling and part level. Soil, good loam, muck and gravel. Acres in timber, 6, pine, hemlock, hard maple and beech; acres tillable, 40. Fruit, apples, pears, plums, cherries, grapes, etc. Best adapted to corn, rye, barley, oats, hay and potatoes. Fences, woven and barbed wire, fair condition. House, main part, 18x24, wing, 14x18; main part, 2 stories, wing, $1\frac{1}{2}$ stories,

good condition. Outbuildings: cow barn, 22x34, with horse stable; good hay barn, 20x44, needs some repairs; cornhouse, 12x20; good hoghouse and henhouse, 10x20, new. Watered by well, cistern and creek. This farm is 1 mile from Hudson River. Occupied by owner. Reason for selling, owner wishes to buy larger farm. Price and terms, upon application. Address L. P. Galusha, Ft. Edward, N. Y., R. D. 1, Box 33.

TOWN OF GREENWICH

Population 4,227

No. 961—Farm of 300 acres; 2 miles from Greenwich P. O. and railway station on G. & J. R. R.; R. D. 1 from Greenwich. Highways, good. Soil, gravel and slate loam. Acres in meadow, 75; tillable, 175; timber, 50. Fruit, a large variety of good fruit. Adapted to general farming. Altitude, high and healthful. Fences, stone, in fair condition. House, 50x30, in good condition, bathroom, hot and cold water; good tenant house. 3 barns, 32x40 each; enlarged one barn, 38x30, in fair condition; good horse barn; new underground cow stable, 36x85, concrete floor, for 40 cows. Watered, house, barns and fields, by running water and springs. This farm is considered a fine stock farm. Price, \$10,000. Terms, reasonable. Owner will sell 200 acres with buildings for \$7,000. Address John Wilson, Sr., Greenwich, N. Y., R. D. 1.

No. 962—Farm of 106 acres; 1½ miles from Greenwich P. O., R. D. 5; 1½ miles from railway station at Greenwich, on line of B. & M. R. R.; ¼ mile from school; 1½ miles from churches, butter and cheese factory and milk station. Highways, good. Nearest village, Greenwich, population 2,500, 1½ miles distant, reached by rail and highway. Surface, level and rolling. Soil, sand and clay loam. Acres in meadow, 25; natural pasture, 20; timber, 5, pine and hard wood; acres tillable, 90. Fruit, choicest kind, young trees, bearing 4 years. Best adapted to potatoes, corn, oats, and rye. Fences, stone wall and wire, in good condition. Brick house, 48x36, 2 stories, slate roof, 4 cellars, woodshed attached. Outbuildings: 3 barns, 1, 30x40, 1 large cow barn, 1 new barn, holds 30 tons of hay; large icehouse; carriagehouse; hogpen, suitable for 50 hogs; cornhouse, in good repair. Watered by wells, springs and

cistern. Occupied by owner. There is a building that has been used for meat market which could be used as tenant house; also slaughter house suitable for barn. Reason for selling, poor health of owner. Price, \$5,000. Terms, cash. Address O. S. Platt, Greenwich, N. Y., R. D. 5.

No. 963—Farm of 271 acres; 2½ miles from Greenwich P. O., R. D. 3; 2½ miles from railway station at Greenwich, on line of G. & J. R. R.; ¾ mile from school; 2½ miles from churches, butter factory, cheese factory and milk station. Highways, State road to Greenwich, ⅓ mile from house. Surface of farm, rolling and level. Acres in meadow, 10; in natural pasture, 40; in timber, 20; acres tillable, 200. Best adapted to corn, oats, rye, potatoes, etc. Fences, in fair condition. House, large, 2 stories, good condition. Outbuildings: 2 large barns and 1 small barn. Watered by spring and brook. Battenkill River on edge of farm. Occupied by tenant. Reason for selling, to close an estate. Price, \$11,000. Terms, mostly cash. Owner will rent with option to buy. Address L. G. Thompson, Greenwich, N. Y.

TOWN OF HARTFORD

Population 1,216

No. 964—Farm of 220 acres; 6 miles from Smith Basin P. O., R. D. 2, and railway station, on line of D. & H. R. R.; ½ mile from school; 3 miles from churches; 1½ miles from milk skimming station; 6 miles from milk station; 8 miles from milk condensing plant. Highways, somewhat hilly but fairly good. Nearest large village, Hudson Falls, population 5,500, 12 miles distant. Surface, rolling. Soil, slate and clay. Acres in meadow, 75; in natural pasture, 50; in timber, 10, maple, beech and hemlock; acres tillable, 175. Fruit, apples, pears and plums. Best adapted to hay, corn, oats and potatoes. Fences, stone wall, wire, fairly good. Large house, good condition. Outbuildings: 3 hay and stock barns, about 30x40, need repairs. Watered by well, cistern and springs. Occupied by tenant. Reason for selling, death of owner's wife. Price, \$20 per acre. Terms, ½ cash, balance on mortgage. Owner will rent. Address Edward Maynard, Hartford, N. Y.

TOWN OF HEBRON

Population 1,505

No. 965—Farm of 40 acres; 2 miles from Belcher P. O.; 10 miles from station of Salem, on line of D. & H. R. R.; $\frac{1}{4}$ mile from school; 2 miles from Methodist church; 3 miles from cheese factory; 10 miles from milk station. Highways, somewhat hilly. Nearest village, Salem, population 1,800, distant 10 miles by railway. Surface, level or slightly rolling. Soil, rocky and muck. 6 acres of meadow; 9 acres of natural pasture; 15 acres of timber, hemlock, oak and ash; acres tillable, 15. 9 apple, 1 plum and 1 pear tree. Land adapted to potatoes, corn, oats and buckwheat. Fences, of stone and wire, need some repairing. House, 7 rooms, in fair condition. Barn, 20x30, fair. House has well water; barn has spring; fields have spring and brook. Hudson River, 15 miles distant; Cossayuna Lake, 6 miles distant. Occupied by owner. Reason for selling, owner would like to go West. Price, \$500. Terms, cash. Address Nathaniel McMillan, Belcher, N. Y.

No. 966—Farm of 100 acres; 5 miles from West Hebron P. O., R. D. 2; 9 miles from railway station, on line of D. & H. R. R.; 1 mile from school; $2\frac{1}{2}$ miles from Presbyterian church; $1\frac{1}{2}$ miles from butter factory and cheese factory; 8 miles from milk station; 9 miles from milk condensing plant. R. D. passes farm. Highways, rolling but good. Nearest village, West Hebron, population 500, reached by highway. Surface of farm, rolling. High altitude. Soil, slate and loam. Acres in meadow, 15; in timber, 20, hard wood, oak and chestnut; acres tillable, 60. Fruit, apples, plums, pears and grapes. Best adapted to potatoes, oats and rye. Fences, wire, rail and stone, good condition. House, 5 rooms, large pantry, clothes closet and hall. Outbuildings: new barn, 32x42, slate roof, basement. Watered, house, by well; barns and fields, by springs. Land is worked on shares; house is not occupied. Reason for selling, owner has another farm. Price, \$1,800. Terms, $\frac{1}{3}$ cash. Owner will rent for \$100 per year or share of crops. Address John A. Dennison, Salem, N. Y.

TOWN OF PUTNAM

Population 504

No. 967—Farm of 180 acres; $\frac{1}{2}$ mile from Wright's station, on line D. & H. R. R.; R. D.; 4 miles from Ticonderoga. Fine view of Lake Champlain, $\frac{1}{2}$ mile distant. Fine stock farm. House, 24x40, with addition recently repaired. 3 barns, two, 30x40, one 24x50; sheep barn; horse barn; other buildings; all good. Well watered and fenced. Price, \$5,000. Address J. E. Paterson, Putnam Station, N. Y., R. D.

TOWN OF SALEM

Population 2,780

No. 968—Farm of about 1,500 acres; 4 miles from Salem. Soil adapted to stock raising. Large quantity of good timber. Fair house and barn. Fine location for stock ranch, especially for sheep and goats. For sale cheap. Owner will rent. For terms, address Frank Beaty, Salem, N. Y., Box 400.

No. 969—Farm of 187 acres; 4 miles from Shushan; R. D.; 4 miles from Salem. Good stock and grain farm. 10 acres timber. $1\frac{1}{2}$ -story house, 40x27, with wing, 16x30, very comfortable and in good repair. Barn, 26x48, woodshed, 30x20, both good. $\frac{1}{2}$ mile trout brook. Well watered and fenced. Very cheap at price asked, \$2,000. Easy terms. Address Patrick Hughes, Shushan, N. Y., R. D.

No. 970—Farm of 100 acres; 3 miles from Salem; R. D.; 15 acres of timber; balance tillable land, good for grass, grain and stock raising. Large house, in fair repair. Good barn. Well watered. Fairly well fenced. Price, \$2,000. Terms, to suit purchaser. Owner will rent. Address Abner Robertson, Salem, N. Y.

No. 971—Farm of 233 acres; 1 mile east of Shushan, N. Y. This was originally 2 farms and could be divided very easily if desired, as there are ample buildings on each part. On the south portion is a tenant house and barn; on the north portion is the family dwelling, which is a large 2-story building with piazzas, also a number of barns. Each portion has a fine wood lot and plenty of running water. The south boundary line is the Battenkill River. Owner prefers to sell all to-

gether but would divide if necessary. Land in good condition; well fenced and easily worked by all kinds of farm machinery. Price, \$10,000. Terms, part cash, balance on bond and mortgage if desired. Address S. A. Bininger, Shushan, N. Y.

No. 972—Farm of 100 acres; $2\frac{1}{2}$ miles from Shushan P. O., R. D. 1; $2\frac{1}{2}$ miles from railway station at Shushan, on line of D. & H. R. R.; 100 rods from school; $2\frac{1}{2}$ miles from churches, butter factory and milk station; 5 miles from milk condensing plant. Highways, good. Nearest city, Troy, 30 miles distant. Nearest village, Cambridge, 7 miles distant, reached by rail and highway. Surface of farm, mostly rolling. Soil, rich, heavy loam. Can mow every field on farm. 30 acres in timber, mostly pine, some oak. Fruit, nice young apple orchard, plums and strawberries. Best adapted to potatoes, corn, oats, barley and buckwheat. Fences, mostly woven wire, some stone wall. House, 12 rooms, first-class condition, newly painted. Outbuildings: barn, 30x60, with basement and slate roof; wagonhouse and granary, 24x30, slate roof; pigpen, 18x20, slate roof; henhouse, 16x34. Watered, house, by springs; barn, by running water; fields, by springs. Occupied by owner. The buildings on this farm are all in good condition and are worth \$5,000. Price, \$3,600. Terms, cash or part cash and remainder on mortgage. Address Norman Beebe, Shushan, N. Y.

TOWN OF WHITEHALL

Population 5,869

No. 973—Farm of 250 acres; $5\frac{1}{2}$ miles from Whitehall P. O., R. D. 2; 6 miles from railway station at Whitehall, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 6 miles from churches, butter factory and milk condensing plant; $\frac{3}{4}$ mile from milk station. Nearest large village, Whitehall, population about 4,000, reached by highway. Surface of farm, comparatively level, some hilly. Soil, mostly clay, some slate. Acres in meadow about 70; in natural pasture, 130; in timber, 50, maple, beech, ash and cedar; acres tillable, 150. Fruit, apples and raspberries. Best adapted to hay, grain, corn and potatoes. Fences, fairly good condition, wire and board. House, 10 rooms, good condition. Outbuildings: 3 barns, 30x40, and 2 small

barns. Watered, house, by well and cistern; barn, by cistern; fields, by springs and brooks. This farm is 5 miles from Lake Champlain. Occupied by owner. Reason for selling, owner cannot do the work. Price, \$35 per acre. Terms, $\frac{1}{2}$ down, balance to suit purchaser. Address E. E. Adams, Whitehall, N. Y., R. D. 2.

No. 974—Farm of 146 acres; 3 miles from Whitehall P. O. and railway station at Whitehall, on line of D. & H. R. R.; $\frac{1}{2}$ mile from school; 3 miles from churches and milk station; 4 miles from milk condensing plant. Highways, good, State road. Surface of farm, rolling. Soil, clay loam. Acres in meadow, 50; in natural pasture, 50; in timber, 50, in scattering timber, mixed, mostly hard wood; acres tillable, 75. Fruit, few apple trees. Best adapted to hay, corn and oats. Fences, wire and board, fair condition. House, $1\frac{1}{2}$ stories, fair condition. Outbuildings: barn, 36x70, with basement; granary; hoghouse; storehouse. Watered, house and barn, by running water; fields, by brooks. This farm is 3 miles from Lake Champlain. Occupied by owner. Reason for selling, owner lost his wife. Price, \$35 per acre. Terms, to suit purchaser. Owner will rent with option to buy to responsible parties. Address Byron D. Juckett, Whitehall, N. Y.

No. 975—Farm of 100 acres; 5 miles from Whitehall P. O., R. D. 1, and from railway station at Whitehall, on line of D. & H. R. R.; 5 miles from churches and butter factory; $\frac{3}{4}$ mile from school; 3 miles from milk station; $4\frac{1}{2}$ miles from milk condensing plant. Highways, somewhat hilly but good. Surface of farm, hilly and rough. Soil, mostly slate. Acres in meadow, 25; balance in natural pasture and timber; acres tillable, 40. Fruit, about 20 apple trees. Best adapted to corn and potatoes. Fences, wire, board and stone wall, fair condition. House, 24x28, $1\frac{1}{2}$ stories, fair condition. Outbuildings: 2 barns; small henhouse; fair condition. Watered by springs and brooks. This farm is $2\frac{1}{2}$ miles from Granville River. Occupied by tenant. Reason for selling, owner wants larger farm. Price, \$1,200. Terms, to suit purchaser. Owner will rent for cash or on shares. Address John O'Donnell, Raceville, N. Y.

WAYNE COUNTY

Population 50,179

TOWN OF GALEN

Population 4,630

No. 976—Farm of 95 acres; 2 miles from Clyde P. O. and railway station, on line of N. Y. C. & H. R. R. R.; 60 rods from school; 2 miles from churches, all denominations; 2 miles from butter factory. State highway nearly completed in front of house. Nearest village, Clyde, population 2,500, distant 2 miles, reached by highway and trolley, 5 minutes' walk from trolley. Surface, rolling. Soil, gravelly loam. 10 acres of meadow; 10 acres of natural pasture; all land is tillable. 625 fruit trees, peaches, pears and plums; about 300 apple trees. This land is adapted to all crops. Fences are in first-class condition. Large brick house; also tenant house, in first-class condition. Very large barn, with basement and in first-class condition. Watered, house, by well; barns, by spring; fields, by springs. Occupied by owner. Price, \$10,000. Terms, \$5,000 down and balance on time. Address Wm. Blakeman, Clyde, N. Y.

No. 977—Farm of 100 acres; 2 miles from Clyde P. O.; 2 miles from railway station, on line of N. Y. C. R. R.; 1 mile from school; 2 miles from churches and butter factory. Highways, good. Nearest large village, Clyde, population 2,500, reached by highway. Surface of farm, level. Soil, clay loam. Acres in meadow, 20; in natural pasture, 10; all tillable. Best adapted to hay and grain. Fences in fair condition. Medium-sized house, good condition. Barn, in good condition. Watered by well. Occupied by owner. Reason for selling, poor health of owner. Price, \$7,000. Terms, part down, balance on time. Address J. M. Mackie, Clyde, N. Y.

No. 978—Farm of 200 acres; 2 miles from Clyde P. O. and railway station, on line of the N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches, all denominations; 2 miles from butter factory; on State highway. Nearest village, Clyde, population of 2,500, distant 2 miles, reached by high-

way and trolley. Surface, rolling. Soil, gravel. 20 acres of meadow; 20 acres of natural pasture; 10 acres of timber, beech and maple; 150 acres are tillable. Large fruit orchard, of 900 apple trees and 100 peach trees. Land is adapted to all kinds of crops. Fences, in good condition. Large brick house, in good condition. 3 barns of large size; 2 hoghouses; 1 stone storage building, 26x46x16. House is watered by well; barns, by well; fields, by spring and river. Clyde River adjoins property on the west. Occupied by owner. Reason for selling, owner would like to retire. Price, \$16,000. Terms, \$4,000 down, and balance on time. Owner will rent with option to buy. Address F. L. Waldorf, Clyde, N. Y.

TOWN OF HURON

Population 1,531

No. 979—Farm of 147 acres; $1\frac{1}{2}$ miles from Alton P. O., R. D. 1; $1\frac{1}{2}$ miles from railway station at Alton, on line of N. Y. C. R. R. (R. W. & O. branch); $\frac{1}{8}$ mile from school; $\frac{1}{2}$ mile from church; $3\frac{1}{2}$ miles from milk station. Highways, good. Nearest large village, North Rose, $3\frac{1}{2}$ miles distant, reached by rail and highway. Soil, part sandy and part clay. Acres in meadow, 20; in natural pasture, 5; in timber, 20, oak and chestnut; acres tillable, 90. Fruit, 350 bearing apple trees, 200 young apple trees, 200 pear trees, 4 years. Best adapted to corn, wheat, oats, hay, beans and potatoes. Fences, mostly wire, about $\frac{1}{2}$ new, balance, old. House, 7 rooms, good condition. Outbuildings: evaporator, 15x40; new; cornerih, new; henhouse, 100x15, new; granary, 20x35, partly new; stables, 25x40, old; one barn, 25x30, old; several small outbuildings. Watered, house and barns, by well; fields, by springs. Eastern boundary of farm on Great Sodus Bay. Farm is about 5 miles from Lake Ontario. Occupied by tenant. Reason for selling, failing eyesight of owner. Price, \$70 per acre. Terms, \$6,500 cash, balance on bond and mortgage at 5%. Address M. J. Whitman, 94 Conkey Ave., Rochester, N. Y.

TOWN OF SODUS

Population 4,857

No. 980—Farm of 120 acres; $\frac{1}{2}$ mile from P. O., R. D. 1; 1 mile from railway station at Alton, on line of R. W. & O. R. R.; $\frac{1}{2}$ mile from school and churches; 7 miles from butter and cheese factory; 1 mile from milk station. Highways, good. Nearest large village, Alton, population 600, $\frac{1}{2}$ mile distant, reached by highway. Surface, mostly level, some rolling. Soil, clay loam. Acres in meadow, 20; in natural pasture, 20; in timber, 3, beech and maple; acres tillable, 117. Fruit, 56 acres apple orchard, 300 pear trees. Adapted to all kinds of crops. Fences, mostly wire. House, 10 rooms, in good condition. Barn, large, in good condition. 2 good tenant houses on this farm; 1 large evaporator. Watered by wells. Occupied by owner. Reason for selling, owner wishes to retire. Price, \$20,000. Terms, \$5,000 down. Address Chas. and George Emery, Alton, N. Y.

TOWN OF WOLCOTT

Population 2,952

No. 981—Farm of 55 acres; 2 miles from Fair Haven P. O.; R. D. 5, on

L. V. R. R.; $\frac{1}{2}$ miles from railway station at Red Creek, on line of N. Y. C. R. R.; 1 mile from school; 2 miles from Methodist and Presbyterian churches; 2 miles from shipping station; $\frac{1}{2}$ miles from cheese factory. Highways, fair. Nearest large city, Oswego, population about 25,000, 16 miles distant, reached by rail. Surface, rolling and hilly. Soil, clay loam and gravel. Acres in meadow, 12; natural pasture, 7; timber, 4, beech and maple; acres tillable, 50. Fruit, 100 apple trees, 90 pear, 12 peach, 6 plums, 4 prunes, cherries, quinces, grapes. Best adapted to wheat, oats, corn, potatoes and hay. Fences, wire and rail, good condition. House, 9 rooms, furnace, first-class condition, and woodhouse. Outbuildings: main barn, almost new, with hasement, 30x55; wagonhouse, 18x30; cement floors in all barns; henhouse, 15x75; silo. Watered by well, spring and creek. Farm is $\frac{1}{2}$ miles from Lake Ontario. Occupied by owner. Reason for selling, owner desires larger farm. Price asked is about what buildings cost. Price, \$4,200. Terms, \$2,000 down, balance on mortgage. Address F. L. Mixer, Red Creek, N. Y.

WESTCHESTER COUNTY

Population 283,055

TOWN OF CORTLAND

Population 22,255

*No. 982—Farm of 4 acres; 2 miles from Peekskill P. O., R. D. 1; 2 miles from railway station at Peekskill, on line of N. Y. C. R. R.; $\frac{1}{4}$ mile from school and church. State road. Nearest city or large village, Peekskill, reached by trolley. Surface of farm, rolling. Soil, gravel and slate. All tillable. Fruit, 75 apple trees. Adapted to any crop grown in this climate. Fences, stone wall. House, 24x26. Barn, 18x22. Watered by well and spring. Occupied by owner. Reason for selling, owner wants a larger farm. Price, \$2,600. Terms, easy. Address Barger & Powell, agents, Peekskill, N. Y.

*No. 983—Farm of 4 acres; 2 miles from Peekskill P. O., R. D. 2; 2 miles from railway station at Peekskill, on

line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school and church. State road. Surface of farm, rolling. Altitude, about 100 feet above river. Soil, sandy and slate. All tillable. Entire place in fruit and meadow. Fruit, 75 apple trees. Adapted to any crops grown in this climate. Fences, stone wall. House, 26x26. Barn, 26x30. Watered by well and springs. Occupied by owner. Reason for selling, owner wants a larger farm. Price, \$4,000. Terms, \$2,000, balance on mortgage. Address Barger & Powell, agents, Peekskill, N. Y.

*No. 984—Farm of 30 acres; 2 miles from Peekskill P. O., Star Route, and railway station, on line of N. Y. C. & H. R. R. R.; $\frac{1}{2}$ mile from school; 2 miles from churches, all denominations. Highways, State road, gradual elevation, good. Nearest city or large village, Peekskill, reached by highway.

* Farm is in hands of agent or real estate man.

Surface, rolling and level. Altitude, 500 feet. Soil, sandy and gravelly loam. Acres in meadow, 28; in timber, 2. Fruit, about 8 acres, all kinds. Adapted to any crops grown in this climate. Fences, stone wall. House, about 40 feet square. Outbuildings: 40x30 and 30x40. Watered by wells and springs. Occupied by owner. Reason for selling, owner has another large place. Price, \$18,000. Terms, easy. Address Barger & Powell, agents, Peekskill, N. Y.

TOWN OF NEW CASTLE

Population 3,573

No. 985—Farm of 154 acres; 2 miles from railway station at Chappaqua. Soil adapted to general farming. 8 acres orchard; 25 acres timber. 14-room house; 5-room tenant house. Large barn, carriagehouse and other buildings, in fair condition. Spring water. Price, \$40,000. If desired, owner will divide farm as follows: No. 1, with all the buildings and about 82 acres; price, \$25,000. No. 2, about 32 acres good land; price, \$10,000. No. 3, fine rolling ridge of about 40 acres; price, \$10,000. The highway divides each part. Address W. R. Hallock, Mount Kisco, N. Y., R. D. 3.

TOWN OF OSSINING

Population 12,828

No. 986—Farm of 50 acres; 1½ miles from Ossining P. O.; 1¾ miles from Ossining railway station, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 1½ miles from churches. Highways, good. Nearest large village, Ossining, population about 10,000, reached by rail or highway. Surface, level and rolling. Acres in meadow, 25; natural pasture, 20; timber, 5; acres tillable, 45. All kinds of fruit. All kinds of vegetables. Fences, wire and picket, good condition. House, 16 rooms, good condition; cottage of 8 rooms, on Naragansett Avenue, sewer connections and city water connections if wanted. 2 barns, good condition; henhouse. Watered by springs and pond. Occupied by

tenant. Price, \$30,000. Terms, ½ down. Address James H. Rowe, N. Highland Avenue, or Church Street, Ossining, N. Y.

TOWN OF WHITE PLAINS

Population 15,045

No. 987—Fine city residence; in city of White Plains; ¾ mile from railway station and post office (two deliveries a day); on line of the Harlem R. R.; ½ mile from school; 1 mile from churches of all denominations; 23 miles from New York City by rail or trolley. White Plains has a population of 18,000. On the property there are a dozen fruit trees of different varieties and currant and gooseberry bushes. This house is of shingles and clapboards, 12 rooms, 2 baths, hot-water heat, gas and electricity, on plot of ground 150 ft. front by 180 ft. deep. Occupied by owner. Will rent furnished or unfurnished, by the year or longer. Reason for selling, death of head of the family and consequent shrinkage in income. Price, \$30,000. Terms, can assume mortgage of \$8,000 and pay remainder, \$22,000. Owner will rent with option to buy. Address owner, Mrs. Mary E. Purdy, 25 Ridgeview Avenue, White Plains, N. Y.

TOWN OF YORKTOWN

Population 3,020

*No. 988—Farm of 110 acres; 6 miles from Peekskill P. O. and railway station, on line of N. Y. C. & H. R. R. R.; 1 mile from school; 2 miles from church. State road. Occupied by tenant. Surface, level. Fertile soil. Acres in meadow, 80; in natural pasture, 20; in timber, 10; acres tillable, 80. Large apple and pear orchard. Adapted to all crops grown in this climate. Fences, wall and rail. House, 11 rooms, fair condition. 2 barns and carriage house. Watered by springs. This property is 1 mile from Lake Mohegan. Reason for selling, owner a widow. Price, \$10,000. Terms, ½ cash. Address Barger & Powell, 934 South Street, Peekskill, N. Y.

* Farm is in hands of agent or real estate man.

WYOMING COUNTY

Population 37,880

TOWN OF ARCADE

Population 2,131

No. 989—Farm of 35½ acres; 2 miles from Chaffee P. O., R. D. 1; 2 miles from railway station at Chaffee, on line of Penn. R. R.; 1 mile from school; 2 miles from churches and creamery; 1 mile from village of Arcade. Highways, good. Nearest large city, Buffalo, 33 miles distant, reached by rail and highway. Surface rolling. Soil, gravel. Acres in meadow, 15; pasture, 10; acres tillable, 10. Fruit 60 trees of apples, pears and plums. Best adapted to corn, potatoes and hay. Fences, wire, good condition. House, 30x40, good condition. Outbuildings: barn, 20x30; barn, 32x40; good condition. Watered by well at door; pasture, by creek. Occupied by owner. This farm will keep 7 cows, a team of horses, flock of chickens, etc. Reason for selling, owner desires to move elsewhere. Price, \$2,650. Further particulars given on application to owner. Address A. J. Crannell, Chaffee, N. Y.

No. 990—Farm of 147 acres; 3½ miles from Arcade P. O., R. D. 3, and from railway station at Arcade, on line of Penn. R. R. and B. & S. R. R.; ½ mile from school; 2 miles from church; 3½ miles from butter factory and condensing plant; 2½ miles from cheese factory; 3 miles from milk station. Highways, somewhat hilly for 1½ miles, level for remainder. Nearest large village, Arcade, population 1,400, reached by highway. Surface of farm, mostly level. Soil, hardpan, some gravel. Acres in meadow, 65; in natural pasture, 50; in timber, 25, mostly maple, some beech, excellent sugar bush. Fruit, 125 apple trees, 5 pear trees. Best adapted to grass, grain, potatoes, dairying. Fences, wire, fair condition. House, 9 rooms, fair condition. Outbuildings: barn, 70x30, fair condition. Watered by well and springs. Crystal Lake is 3 miles distant from farm; several small creeks near farm. Merrill-Soule Milk Plant sends team around to farm every day to collect milk. Occupied by owner. Reason for selling, advanced age of owner. Price, \$3,500. Terms, on application. Address J. W. Cramer, Arcade, N. Y., R. D. 3.

No. 991—Farm of 203 acres; 3 miles from Arcade P. O., R. D. 3; 3 miles from railway station at Arcade, on line of Penn. R. R. and B. & S. R. R.; ¼ mile from school; 2 miles from churches; 3 miles from butter factory, cheese factory, milk station and milk condensing plant. Highways, somewhat hilly for 1 mile, remainder level. Surface of farm, rolling. Soil, hardpan, some gravel. Acres in meadow, 90; in natural pasture, 80; in timber, 25, beech, maple, hemlock, etc.; all tillable except timber land. Fruit, about 65 apple trees. Best adapted to dairying, grass, grain and potatoes. Fences, wire, fair condition. House, 9 rooms, good condition; new house; needs plastering. Outbuildings: cow barn, 60x30; horse barn, 35x30, good condition; cow barn, 25x35, poor condition. Watered, house, by well; barns and fields, by springs. Crystal Lake, 3½ miles from farm. Spring could easily be piped to house and barns. Merrill-Soule Milk Plant sends team to farm to collect milk every day. Occupied by owner. Reason for selling, advanced age of owner. Price, \$3,500. Terms, on application. Address J. W. Cramer, Arcade, N. Y., R. D. 3.

TOWN OF EAGLE

Population 1,141

No. 992—Farm of 216 acres; 3½ miles from Bliss, R. D. Acres in meadow, 131; 50, pasture; 35, timber. Pleasantly located, on line of railway. House, 10 rooms, in good repair. Barns, 32x96, 30x40 and 22x27; a new silo has just been built and telephone placed in house. Watered by streams and springs. Fences, fair. Price, \$35 per acre. Terms, part cash, balance on easy terms. Address W. H. Rugg, Bliss, N. Y., R. D.

No. 993—Farm of 242½ acres; 4 miles from Bliss P. O., R. D. 2; 4 miles from railway station at Bliss, on line of B. R. & P. R. R.; 30 rods from school; 3 miles from high school and Methodist, Presbyterian and Baptist churches; 2 miles from cheese factory; 4 miles from milk station; 11 miles from milk condensing plant. High-

ways, moderately hilly but good. 17 miles to Perry, population 5,000; 17 miles to Warsaw, population 3,500, reached by rail or highway. Surface, generally smooth, with eastern slope. Soil, deep loam, hardpan subsoil. Acres in meadow, about 100; natural pasture, over 70; timber, about 30, maple, beech, basswood and hemlock; acres tillable, 165. Fruit, about 150 apple trees, 10 pear trees. Best adapted to hay, oats, barley and potatoes. Fences, mostly barbed wire, good. House, upright, 17x28, with west wing, 14x20, east wing, 18x19, and north wing, 14x40, in good condition. Outbuildings: barn, 42x84, with basement; barn, 24x36; granary, 18x28; all nearly new. Watered, house, by syphon pipe from well; barns, small stream and springs; fields, by springs. Occupied by owner. Reason for selling, advanced age of owner. Price, \$30 per acre. Terms, \$2,000 down, remainder on mortgage, with insurance on buildings in owner's favor. Owner will rent. Address M. F. Metcalf, Bliss, N. Y.

No. 994—Farm of 225 acres; 2½ miles from Bliss P. O., R. D. 3; 2½ miles from railway station, on line of B. R. & P. R. R.; 1 mile from school; 2½ miles from Catholic, Baptist and Methodist churches; cheese factory on farm. Highways, good. Warsaw, population of 4,000, is about 16 miles distant, reached by rail or highway. Surface of farm, level and rolling. Acres in meadow, 105; natural pasture, 90; timber, 30, beech, maple and hemlock; acres tillable, 175. Best adapted to hay, grain, corn, potatoes and cabbage. Fences, mostly wire, fair condition. Large house, in good repair. Telephone in house. Outbuildings: new barn, 36x100, basement for 40 cows, beside box and horse stalls; hay barn will hold 100 tons of hay; tool barn, 30x40; granary, 16x20; silo. Watered by well and creek. Occupied by tenant. Reason for selling, advanced age of owner. Price, \$35 per acre. Terms, reasonable payment, balance on mortgage. Owner will rent with option to buy. Address Fred Wilson, Bliss, N. Y.

YATES COUNTY

Population 18,642

TOWN OF BENTON

Population 2,032

No. 995—Farm of 83 acres; 5 miles from Penn Yan P. O., R. D. 7; 2 miles from railway station at Benton, on line of Penn. R. R.; ¾ mile from school; 1¼ miles from Methodist and Baptist churches. Nearest village, Penn Yan, population 5,000, 5 miles distant, reached by highway. Surface, rolling. Altitude, 1,000 feet. Clay loam soil. Acres in meadow, 10; in natural pasture, 4; in timber, 35, oak, maple, basswood and chestnut. Acres tillable, 44. Fruit, 160 apple and 100 pear trees. Best adapted to grain and fruit. Fences, good woven wire and rail. House, 8 rooms, fair condition. Outbuildings, barn, 60x32; toolhouse, 25x30, 2 stories; henhouse; cornhouse; hogpen, and shed, 14x48. Watered by never-failing spring, pump at door of house. Occupied by tenant. Price, \$6,000. Terms, \$1,500 cash, remainder on easy terms. Address Chas. H. Havens, Penn Yan, N. Y., R. D. 9.

TOWN OF ITALY

Population 861

No. 996—Farm of 150 acres; 4 miles from Naples P. O., R. D. 26; 2 miles from railway station at Glenlock, on line of L. V. R. R.; ½ mile from school; 1 mile from Methodist church; 4 miles from butter factory. Highways, good. Surface, rolling and level. Soil, sandy loam and light clay. Acres in natural pasture, 25; in timber, 25, hemlock, pine and oak; acres tillable, 100. Fruit, apples, pears, peaches and cherries. Best adapted to corn, potatoes, beans, all grains and clover. Fences, woven wire and rail, fair condition. House, 10 rooms, frame, good condition. Outbuildings: 2 barns; cornhouse; henhouse; sheds, etc. Watered, house, by soft water; barns, by running water; fields, by springs and brooks. Canandaigua Lake is about 5 miles distant from farm. Occupied by owner. Reason for selling, owner has other business. Price, \$4,000. Terms, a small amount cash, balance to suit. Address W. H. Ellerington, Naples, N. Y., R. D. 26.

No. 997—Farm of 75 acres; 4 miles from Middlesex P. O. and railway station, on line of L. V. R. R.; 1 mile from school; 4 miles from churches; 7 miles from butter factory. Highways, somewhat good but hilly. Surface, rolling. Altitude, 1,000 feet. Soil, clay subsoil. Acres in natural pasture, 10; in timber, 15, oak and hickory; acres tillable, 50. Several kinds of fruit. Adapted to general crops. Fences, wire, poor condition. House, 9 rooms, good condition. Outbuildings: barn, 30x40, poor condition. Watered by well and spring. Unoccupied. Reason for selling, to close an estate. Price, \$1,800. Terms, cash. Owner will rent for cash or on shares. Address Lizzie A. Ward, Middlesex, N. Y.

No. 998—Farm of 204 acres; 5 miles from Naples; ½ mile from railway station at West River, on line of L. V. R. R.; 30 rods from school; 5 miles from Methodist, Baptist, Presbyterian and Catholic churches; 5 miles from cheese factory and milk condensing plant. Highways, good. Nearest large village, Naples, population 1,200, reached by highway. Surface of farm, hilly. Altitude, 800 feet. Soil, clay subsoil. Acres in meadow, 40; in natural pasture, 100; in timber, 60, oak and pine; acres tillable, 120. Fruit, 50 trees, all kinds. Best adapted to general crops. Fences, wire, good condition. House, 8 rooms, good condition. Outbuildings: barn, 30x60, on basement. Watered by well and springs. Canadagua Lake, about 5 miles from farm. Occupied by tenant. Price, \$2,600. Terms, \$1,000 down, balance on time. Owner will rent for money or on shares. Address C. A. See, East Avon, Livingston Co., N. Y.

No. 999—Farm of 84 acres; 6 miles from Middlesex P. O., R. D. 26; 1 mile from railway station at West River, on line of L. V. R. R.; 1½ miles from school; 6 miles from Methodist, Baptist and Catholic churches; 6 miles from cheese factory. Highways, level, good. Nearest large village, Naples, population 1,200, reached by highway. Surface, rolling. Altitude, 800 feet. Soil, gravel. Acres in meadow, 14; in natural pasture, 10; in timber, 6, oak and hickory; acres tillable, 70. Fruit, 4 acres, pears, plums and grapes. Best adapted to fruit. House, 9 rooms, good condition. Outbuildings: barn on basement, good condition. Watered by

springs. Canadagua Lake, ½ mile from farm. Occupied by owner. Reason for selling, owner desires to move to another location. Price, \$5,000. Terms, \$1,500 down, remainder on time. Address Casper Schultz, Middlesex, N. Y., R. D. 26.

No. 1000—Farm of 250 acres; 5 miles from Naples P. O., R. D. 27; 5 miles from railway station at Naples, on line of L. V. R. R.; 1 mile from school; 2 miles from churches; 5 miles from butter factory. Nearest large village, Naples, population 1,200, reached by highway. Surface of farm, level. Altitude, 800 feet. Acres in meadow, 75; in natural pasture, 10; in timber, 50, mostly oak and chestnut; acres tillable, 180. Fruit, 75 apple trees. Best adapted to potatoes, corn, beans, barley, etc. Fences, wire and rail. House, large, good condition. Outbuildings: barn, 32x62, with basement, 24x38; new horse barn, 30x40, repaired and shingled this year. Watered, house and barn, by wells; fields, by springs. Flint Creek is ¼ mile from farm; West River and Canadagua Lake, 2 miles. Occupied by tenant. Reason for selling, owner has too many farms to manage. Price, \$6,000. Terms, ⅓ cash, balance on time. Owner will rent. Address Chas. Geer, Naples, N. Y.

TOWN OF JERUSALEM

Population 2,444

No. 1001—Farm of 46 acres; 1½ miles from Keuka Park; 6 miles from railway station at Penn Yan, on line of N. Y. C. R. R.; R. D. 5 from Penn Yan. Nearest large village, Penn Yan, population 5,000, distant 5 miles. Highways, first-class. Acres in meadow, 2; acres tillable, 43; acres natural pasture, 3; acres timber, 3. Fruit, 26 acres of grapes, bearing; 8 acres 3 and 4-year-old grapes; 5 acres 4-year-old peaches; 2 acres plums, 4 years old; 2 acres of berries and 1 acre of apples, all in fine condition. Occupied by owner. Fences around pasture. House, 2 stories, 30x40, in fair condition. Outbuildings: barn, 20x30, in fair condition; icehouse; henhouse. Old house, 20x30, with wing, 12x20, in poor condition. Watered, house, by well and cistern; barns, by spring. This farm is located on lake side with frontage of 1,500 feet on lake shore and within 1½ miles of

Keuka College. Reason for selling, advanced age of owner. There are several cottage sites on the lake shore. For price and terms, which will be low and liberal, address R. F. Scofield, Penn Yan, N. Y.

TOWN OF POTTER

Population 1,495

No. 1002—Farm of 586 acres; $4\frac{1}{2}$ miles from Penn Yan P. O. and station, on line of the N. Y. C. & H. R. R. R. Surface, partly level, sloping to the east. Highways, somewhat hilly, roads are good. Nearest village, Penn Yan,

$4\frac{1}{2}$ miles distant, by highway. Timber, pine, oak and basswood. Some pear, apple and cherry trees, and maple sugar grove. Fences of wood and stone, in fair condition. 2-story house, in fair condition, 30x30, with wing. Good-sized barn, and 3 or four outbuildings, in fair condition. House has pump; fields are watered by running stream along eastern boundary of farm. Lake Keuka, $4\frac{1}{2}$ miles distant; Lake Seneca, 10 miles. Occupied by tenant. Reason for selling, owner lives in Rhode Island. Price, \$20,000. Will rent with option to buy. Address T. A. Carroll, 87 Weylmet St., Providence, R. I.

